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SPATIAL DIFFERENTIATION AMONG RESIDENTIAL  
DISTRICTS IN RED DEER

by



LINDA JOAN PAUL

A THESIS

SUBMITTED TO THE FACULTY OF GRADUATE STUDIES  
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The undersigned certify that they have read, and recommend to the Faculty of Graduate Studies for acceptance, a thesis entitled Spatial Differentiation Among Residential Districts in Red Deer, submitted by Linda Joan Paul in partial fulfilment of the requirements for the degree of Master of Arts.





## ABSTRACT

The residential sector of an urban area is most significant spatially. Fisher and Fisher estimate that it normally occupies about 30 per cent of the total city area.<sup>1</sup> This fact alone makes the study of residential areas within a city an important aspect of research in urban geography. While specific studies on certain facets of the residential phenomenon are scattered throughout the urban geography literature, and urban geography texts usually devote one chapter or section to the study of residential areas in general, few comprehensive studies have been made of residential districts in specific cities. Even less work has been concerned with the study of residential areas in small cities, and hence research for this thesis was undertaken.

An attempt is made to present a composite picture of residential districts in Red Deer. While the residential area of Red Deer is not a homogeneous mass of dwelling units and people, neither is it a heterogenous mixture. People of similar social and economic backgrounds tend to congregate in certain districts. Morphology and dwelling unit characteristics tend to be similar throughout neighbourhoods constructed within a limited period of time. Attitudes to residential environment thus tend to be similar within a subdivision or larger district. Characteristics of people within various residential areas are also studied - age struc-

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<sup>1</sup> E.M. Fisher and R.M. Fisher, Urban Real Estate, New York, 1954, p. 307.

Other sources put this figure at closer to 40 per cent, for example, H. Bartholomew, Land Uses in American Cities, Cambridge, Mass., 1955, p. 26.



ture, household size, journey-to-work, employment and income characteristics. As background information, reasons for Red Deer's growth are discussed, along with specific magnets which drew people to the city.

The thirteen Red Deer residential districts outlined in this thesis can be classified in three social and economic groups. Sunnybrook, an upper-middle class district, comprises Group I. Its work force mainly holds managerial and professional occupations and has a median income \$1,500 higher than any other district in Red Deer. Prices of single-family dwellings are in Red Deer's most expensive price range. Group II contains seven residential districts with generally new homes priced on the average at about \$15,000-\$17,000. Wage earners hold a larger variety of occupations than in Sunnybrook, but generally only small proportions of the more poorly paid ones. Physically, districts found in the first two groups are designed according to the neighbourhood concept. As a result, people in these areas are normally satisfied with their living environment. The five districts which make up Group III are generally older and laid out to the grid system. On the whole, their residents are less satisfied with their environment. A higher proportion holds rather poorly-paid occupations, and the lower priced homes in these districts approximate more closely what these people can afford.





## ACKNOWLEDGEMENTS

Theses cannot be written without the help of innumerable persons and institutions. I am especially indebted to my thesis supervisor, Dr. P.J. Smith, for his continued encouragement, helpful suggestions, and careful criticism throughout the research and analysis stages of this study. For his helpful comments and suggestions, I would also like to thank the second member from the Geography Department on my committee, Mr. D.B. Johnson. I am grateful to Dr. C.A.S. Hynam from the Department of Sociology for his time in critically appraising this thesis. Since research cannot be carried out without financial support, I would like to thank the University of Alberta for the intersession bursary it awarded me in order to carry out the research for this work.

Much of this study was based on information gained from questionnaires which many residents of Red Deer took the time and trouble to fill out. I would like to thank all of them for this invaluable aid. Mr. Dennis Cole, Red Deer City Commissioner, gave me an insight into the historical growth of Red Deer as well as the background to policies which have led to this city's physical residential growth. Mr. John Maclean, also from City Hall, showed me data concerning residential change in Red Deer, and Mr. Gordon Arthur, an employee of the Red Deer Regional Planning Commission, suggested persons I might contact to obtain pertinent information. I am also grateful for the very useful material regarding housing costs sent me by four real estate agents in Red Deer, Mr. Frank W. McKee, Mr. W.J. Haldane, Mr. Ford



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## INTRODUCTION

"Undoubtedly, more of the city's land is used for residences and associated grounds than for any other single purpose."<sup>1</sup> Because urban residential areas are spatially so significant, because they house most of the city's population and are a significant part of the human living environment, and because they are often a terminal point of a person's movement within an urban area, they can be claimed as an important unit of study by the urban geographer.

Innumerable studies have been made on specific aspects of residential districts in cities. Some have discussed the location of residential areas within the city.<sup>2</sup> Some have stressed specific characteristics of people living in certain residential areas.<sup>3</sup> Works by other researchers have centered

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<sup>1</sup> R.E. Murphy, The American City - an Urban Geography, 1966, p. 369.

<sup>2</sup> See for example E.W. Burgess, "Growth of the City", in R.E. Park, E.W. Burgess and R.D. McKenzie (eds.), The City, Chicago, 1929, pp. 47-62; H. Hoyt, Structure and Growth of Residential Neighbourhoods in American Cities, Washington, D.C., 1939, pp. 112-122; C.D. Harris and E.L. Ullman, "The Nature of Cities", Ann. Amer. Acad. Pol. Soc. Sci., Vol. 242, November 1945, pp. 7-17; and T.R. Anderson, "Social and Economic Factors Affecting the Location of Residential Neighbourhoods", Reg. Sci. Assoc., Papers and Proceedings, Vol. 9, 1962, pp. 161-170; and B.J.L. Berry, "Research Frontiers in Urban Geography", in P.M. Hauser and L.F. Schnore (eds.), The Study of Urbanisation, New York, 1965, pp. 417-419.

<sup>3</sup> Leo F. Schnore, "City-Suburban Income Differentials in Metropolitan Areas", Amer. Soc. Rev., Vol. 27, No. 2, April, 1962, pp. 252-255; Bernard Lagerwitz, "National Data on Participation Rates Among Residential Belts in the United States", Amer. Soc. Rev., Vol. 27, No.5, October, 1962, pp. 691-696.; H.L. Ross, "Uptown and Downtown: A Study of Middle Class Residential Areas", Amer. Soc. Rev., Vol. 30, No. 2, April, 1965, pp. 255-259.; M.R.C. Coulson, "The Distribution of Population Age Structures in Kansas City", A.A.A.G., Vol. 58, No. 1, March, 1968, pp. 155-176.





on types, conditions, and the demand for housing itself.<sup>4</sup> Housing and land values are another focus of this general field of research.<sup>5</sup> And interaction between place of residence and other activities is also the center of study of some researchers,<sup>6</sup> while movement and changes within and among the residential districts themselves also serve as sources of research for other workers.<sup>7</sup> Rose, on the other hand, studied qualities of dwelling units and neighbourhoods and the populations' attitudes towards them.<sup>8</sup> General residential studies have been included in works concerning the broader urban field. Chapter 18 on Urban Residential Patterns within Murphy's The American

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<sup>4</sup> See for example J.D. Tait, "Middle Class Housing in The Central City", Econ. Geogr., Vol. 41, No. 3, 1965, pp. 238-251.; J.E. Pearson, "The Significance of Urban Housing in Rural-Urban Migration", Land Economics, Vol. 39, No. 3, August, 1963, pp. 231-239.; G.W. Hartman and J.C. Hook, "Substandard Urban Housing in The United States; A Quantitative Analysis", Econ. Geogr., Vol. 32, No. 2, April 1956, pp. 95-114.; P. Martin, "Aggregate Housing Demand: Test model, Southern California", Land Economics, Vol. 42, No. 4, November, 1966, pp. 503-513.

<sup>5</sup> See for example E.M. Rams, Principles of City Land Values, Worthington, Ohio, 1964; E.A. Brady, "Regional Cycles of Residential Construction and The Interregional Mortgage Market: 1954-1959", Land Economics, Vol. 39, No. 1, February, 1963, pp. 15-30.; E.F. Brigham, "The Determinants of Residential Land Values", Land Economics, Vol. 41, No. 4, November, 1965, pp. 325-334.

<sup>6</sup> See R.E. Lonsdale, "Two North Carolina Commuting Patterns", Econ. Geogr., Vol. 42, No. 2, April, 1966, pp. 144-138.; J.R. Wolforth, Residential Location and Place of Work B.C. Geographical Series No. 4, Vancouver, 1965, 85pp.

<sup>7</sup> Hoyt, op.cit., pp. 112-122.; W.F. Smith, Filtering and Neighbourhood Change, Berkley, 1964.

<sup>8</sup> A. Rose, An Experimental Study of Local Housing Conditions and Needs, Ottawa, 1955.



City An Urban Geography is such an example.<sup>9</sup> Part III, "Social Correlates of Urban Growth and Development", within Chapin and Weiss' Urban Growth Dynamics In A Regional Cluster of Cities also concentrates on the residential environment.<sup>10</sup>

### Purpose of The Study

Very few studies have actually attempted to produce a composite picture of the residential areas of a specific city in toto. It was for this reason that research for this thesis was undertaken. Goldstein and Mayer suggest the value of such research.

Generalizations are desirable, of course, but basing them on the combined experience of a number of cities risks masking important differences among the individual communities...Case studies of individual communities have always played a key role in producing insights and hypotheses in social and geographical research...Even when computers make it possible to process masses of statistics on large numbers of areas, intensive studies of specific areas with special characteristics still retain their value. The fact that in the decade of 1950-60 one third of the cities of 100,000 and over had begun to experience a population decline [for example] demonstrates the wisdom of studying the experience of a city that was among the fore-runners to this trend. 11

Because many studies concentrate on very specific aspects and characteristics of residential areas, and because they are so often centered on large cities, it seemed desirable to complement this work with a study of a smaller urban center from a broader and more general point of view. The city chosen for examination is Red Deer, a community of about 27,000 people in Central Alberta (Figure 1). Red Deer has been the subject of

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<sup>9</sup> Murphy, op.cit., pp. 369-395.

<sup>10</sup> F.S. Chapin Jr. and S. F. Weiss, Factors Influencing Land Development, Chapel Hill, N.C., 1962.

<sup>11</sup> S. Goldstein and K. Mayer, "Comment", Amer. Soc. Rev., Vol. 29, No. 6, pp. 863-865.





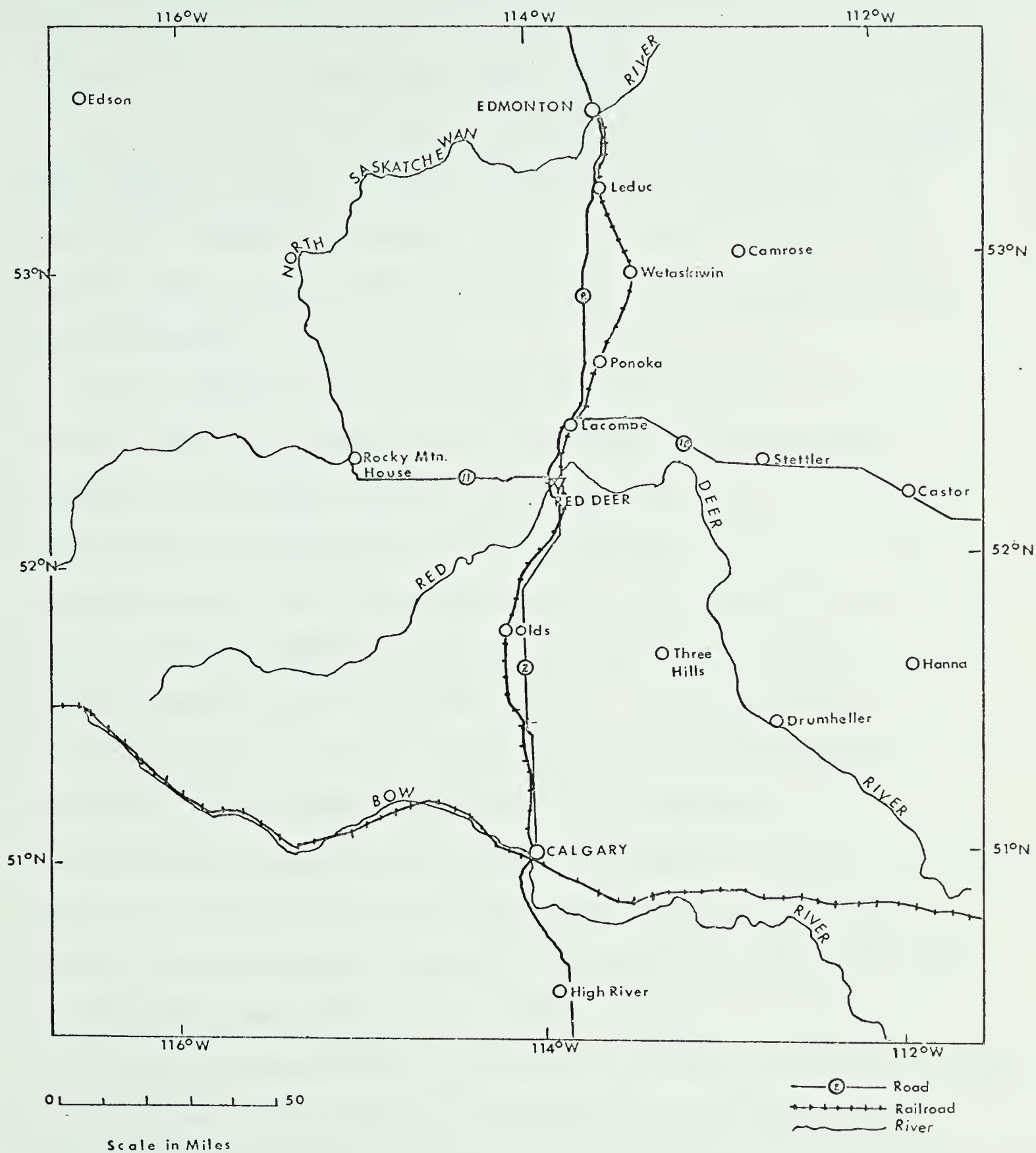


FIGURE 1 - LOCATION OF RED DEER



other theses. Dawe's work, The Development of The Red Deer Community in Relation to The Development of Western Canada,<sup>12</sup> gives an historical account of the growth and development of the city from its beginnings until 1954. It also relates this to the concurrent development of Western Canada. In The Red Deer Region,<sup>13</sup> Baker attempts to explain why this city has become the regional capital of what he termed "the Red Deer region"; thus he also was concerned with the reasons for the city's growth.

The present study concentrates on one aspect of the resulting physical growth of Red Deer, namely the expansion of residential districts within the city. What are the residential districts of Red Deer like physically? Do those neighbourhoods built since the latest boom in population growth in Red Deer differ significantly from those built before the last quarter century? What are some of the characteristics of the persons living in various residential districts? What are their attitudes towards their homes and neighbourhoods? Do such attitudes differ significantly among the various residential districts? Do residential areas themselves vary to any great degree? Are there any similarities between the properties of residential areas and those in other cities?

The objective of this study is to present a picture of some of the characteristics of the residents of Red Deer, their

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<sup>12</sup> R.W. Dawe, The Development of The Red Deer Community in Relation to The Development of Western Canada, unpublished M.A. thesis, University of Alberta, Edmonton, 1954.

<sup>13</sup> A.M. Baker, The Red Deer Region, unpublished M.A. thesis, University of Alberta, Edmonton, 1962, 160 pp.



attitudes towards their homes and residential environment, all within the framework of individual residential districts. In this way it is possible to show any areal similarities and differences among the people of the various areas of the city, as well as to obtain an idea of what the neighbourhoods are actually like physically.

The first part of the thesis sets Red Deer in the perspective of its historical growth, showing which factors have given economic stimulus to the city through time, and their consequent effect on Red Deer in a physical sense. It indicates whence immigrants to Red Deer have come, some forces and factors which have influenced their moves to the city, the particular residential areas to which they have moved, and the concomitant physical growth of residential districts in the city to accommodate a larger population.

Income and employment characteristics of Red Deer residents are also investigated. Again these indicate the distinctive features of certain neighbourhoods. The resulting journey-to-work of employed persons is also discussed; the trip varies among individuals, residential districts and occupation types.

Age and household characteristics of the populations of different neighbourhoods are discussed also. In regard to these factors, a further study is made in order to ascertain whether any differences exist among households living in various dwelling types. Once a picture of the general population in the neighbourhoods is given, their attitudes towards their homes and the districts in which they reside are discussed.

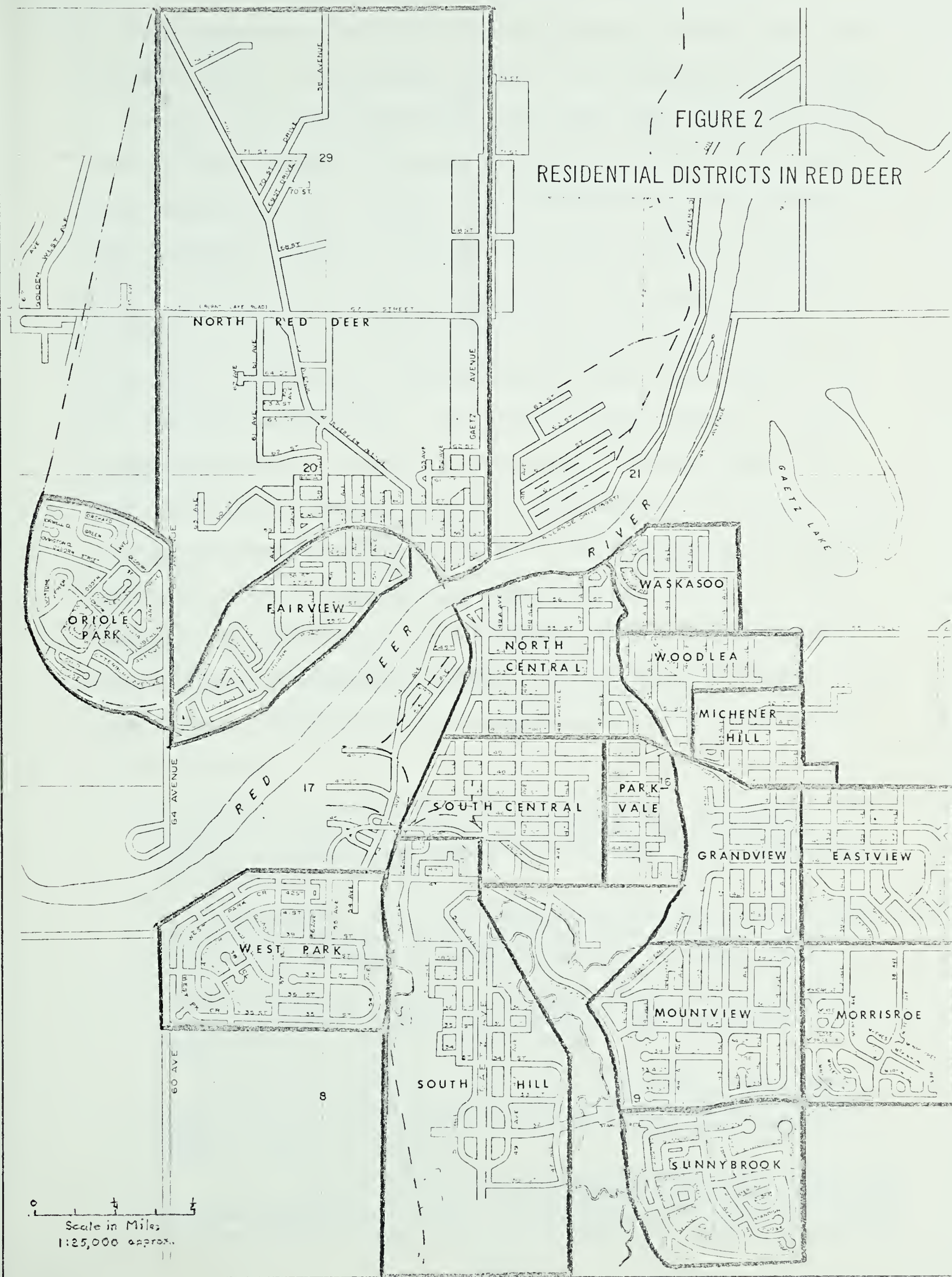
Figure 2 shows the location of residential districts in





# CITY OF RED DEER

FIGURE 2  
RESIDENTIAL DISTRICTS IN RED DEER







Red Deer, the units of study for this thesis. While the residential part of the downtown area is not differentiated itself, it was felt that by subdividing that area into parts north and south of Ross Street, it would be easier to uncover any dissimilarities which occur between the two areas. These parts have been designated "North Central" and "South Central." Some of the other districts cover rather small areas, and thus some districts adjacent to one another have been combined into one study unit to maintain similar district sizes and populations for comparative purposes. Hence Woodlea and Waskasoo become "Woodlea-Waskasoo" in this thesis, while "Grandview-Michener Hill" and "South Central-Parkvale" are formed in the same manner.

In the early nineteen-fifties a new design was introduced into the layout of residential districts in Red Deer. Perry discusses the principles which planners often follow today in order to make residential districts into cohesive "family-life" communities. Essentially the neighbourhood plan consists of six principles:

1. Size. A residential unit development should provide housing for that population for which one elementary school is ordinarily required, its actual area depending on the population density.

2. Boundaries. The unit should be bounded on all sides by arterial streets, sufficiently wide to facilitate its by-passing, instead of penetration, by through traffic.

3. Open Spaces. A system of small parks and recreation spaces, planned to meet the needs of the particular neighbourhood, should be provided.

4. Institution Sites. Sites for the school and other institutions having service spheres coinciding with the limits of the unit should be suitably grouped about a central point or common.

5. Local Shops. One or more shopping districts, adequate for the population to be served, should be laid out in the circumference of the unit, preferably at traffic junctions



and adjacent to similar districts of adjoining neighbourhoods.

6. Internal Street System. The unit should be provided with a special street system, each highway being proportioned to its probable traffic load, and the street net as a whole being designed to facilitate circulation within the unit and to discourage its use by through traffic. <sup>14</sup>

This thesis has also attempted to determine whether residents of such planned neighbourhoods in Red Deer actually appreciate their resulting residential environment to any greater extent than the population of residential areas not planned according to these principles.

### Methodology

Much of the information for this thesis was obtained from responses to a questionnaire distributed to about 1150 households in Red Deer; 358 were returned, either partially or wholly completed. Table I shows the number returned from each district. The themes on which the questionnaire was constructed are as follows:

1. Household composition - characteristics of the respondents' households; number of members, ages and occupations.
2. Moves to Red Deer - dates, reasons and former places of residence.
3. Attitudes to residential environment in Red Deer - homes and districts, factors in moves to present residential area and in moves away from any previous location in Red Deer.
4. Journey-to-work and attitudes towards it.

It was hoped to obtain a composite areal picture of residential

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<sup>14</sup> C.A. Perry, Housing For The Machine Age, New York, 1939, p. 51.





TABLE I - QUESTIONNAIRES RETURNED FROM EACH DISTRICT

Residential District	Questionnaires		
	Completed	Partially-Completed	Total Per District
Oriole Park	17	0	17
Woodlea	12	1	13
Waskasoo	16	0	16
Sunnybrook	25	1	26
Fairview	23	0	23
Mountview	24	0	24
West Park	28	1	28
South Hill	32	3	35
North Central	28	3	31
North Red Deer	32	0	32
Morrisroe	10	0	10
Grandview	17	0	17
Michener Hill	14	0	14
Parkvale	12	2	14
South Central	21	3	24
Eastview	33	0	33
Total	344	14	358

districts in Red Deer from the questionnaire. At this point, some of the advantages and drawbacks to the mail questionnaire system of gathering data will be discussed.

The mail questionnaire has persisted as a tool of social research in spite of its widely recognized pitfall, that of non-response, which results in a statistically indeterminate error. The problem of non-response is not unique to mail questionnaires, but here it frequently reaches critical proportions. The persistence of the method is no doubt due to the substantial savings in costs and administrative convenience which this method offers in comparison with personal interviews with research subjects.<sup>15</sup>

Several articles have been written on problems pertaining to the mail questionnaire, with suggested ways of alleviating

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<sup>15</sup> A.S. Linsky, "A Factorial Experiment in Inducing Responses to A Mail Questionnaire", Sociology and Social Research, Vol. 49, 1964, p. 183.





them.<sup>16</sup> Since approximately 32 per cent of those receiving questionnaires in Red Deer returned them, it was felt that a workable base of statistics for analysis was accumulated. Approximately 5 per cent of the households in Red Deer completed questionnaires. To test the accuracy of the data received from the questionnaire, they were checked against Census of Canada statistics where possible.

Studies on questionnaires have shown that the respondents do not always represent a true cross-section of the population; for instance, persons in higher education groups tend to respond to questionnaires more frequently than those with less formal education.<sup>17</sup> However, it was felt that if such problems were kept in mind during the analysis of the data, such bias could be kept from distorting the true picture. Another problem of mail questionnaires is that questions may be misunderstood, and the answers may therefore be valueless. Also some necessary information might unintentionally be omitted from the questionnaire by the examiner. Once questionnaires are distributed, however, it is difficult to correct such errors. In order to alleviate as many of these problems as possible, only a third of the questionnaires were handed out at first. The returned questionnaires were examined for ambiguity and omissions; the original questionnaire was then corrected, reprinted and distributed to the rest of the sample population.

Approximately 400 questionnaires were handed out to

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<sup>15</sup> See, for example, Ibid., pp. 183-189.; M.N. Donald, "Implications of Nonresponse For The Interpretation of Mail Questionnaire Data", Public Opinion Quarterly, Vol. 24, No. 1, Spring, 1960, pp. 99-114.; C.E. Vincent, "Socio-Economic Status and Familial Variables in Mail Questionnaire Responses", Amer. Journ. Soc., Vol. 69, No. 6, May, 1964, pp. 647-653.

<sup>16</sup> Donald, op.cit., p. 99; and Vincent, op.cit., p. 649.



households personally; the respondent was asked whether or not he would fill out the questionnaire and whether he would return it. In districts where this method was used, questionnaires were distributed to approximately every seventh house. This method, however, proved to be very time consuming. The rest of the questionnaires were therefore placed in household mail boxes. People were not personally asked to fill them out. Because a poorer response was expected from these households, questionnaires were distributed to every third dwelling unit.

Despite problems which can occur in the mail questionnaire, it still remains a fast, relatively inexpensive way to obtain information from a sizeable sample population.

Other information for this thesis was obtained from library research, including both the study of literature on the Red Deer area itself, and of general works pertaining to certain aspects and studies of residential districts and their development. Personal interviews, and contacts by telephone and letter were made to obtain specific information from persons knowledgeable in specific aspects of the study. Finally, a detailed field survey of the residential districts of Red Deer was made to gain a personal acquaintance with the residential environment of the respondents.





## CHAPTER I

### THE HISTORICAL BACKGROUND TO RED DEER'S GROWTH

Towns grow in particular places to discharge necessary functions....It is the conditions of site which have special importance in localizing the original function at a particular spot, fixing there the nucleus. For its subsequent growth in size and for the enhancement of its function the wider setting or situation usually has greater importance. <sup>1</sup>

This statement serves as the basis for discussion in this chapter. To understand the forces which produced the growth of Red Deer and the resulting expansion of its residential districts, the city of today must be considered in the light of its past development. Why did people originally congregate at this site, which has since grown in population to become the fourth largest city of Alberta?

#### Early Development of Red Deer

The Red Deer area was first settled in the early 1880s as part of the generally westward movement of homesteaders in Canada. Initial settlement was generally close to the Canadian Pacific Railway, which extended rapidly across the southern prairies. Colonization near Red Deer was slow.

Keeping up with the railway in its haste to cross the plains, settlers started to pour into the Northwest Territories. Over 25,000 came in 1881, and they were followed by 100,000 in 1882, and all of them settled in southern Manitoba or southeastern Saskatchewan. In February 1883 the newly built immigration sheds at Qu'Appelle were crowded with settlers. By December 1883 the steel of the CPR had been spiked down for 121 miles beyond Calgary.

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<sup>1</sup> A.E.Smailes, The Geography of Towns, London, 1964, p.44.

<sup>2</sup> J.G. MacGregor, Edmonton A History, Edmonton, 1967, p. 95.





In 1882, four bachelors were to claim land at the Red Deer Crossing, three miles upstream from the present site of Red Deer; but it was not until 1884 that the first family was to settle within the present city boundaries. Leonard Gaetz and his family chose this site because "they were much attracted by the Red Deer valley, where the city now stands, its wild loveliness, its tree-clad hills, its beautiful river and stream, as well as the fertility of its rich black soil."<sup>3</sup> Thus the attractive setting and fertile soil were the prime reasons for the initial settlement of Red Deer.

There was, however, an over-riding factor which was to draw the first nucleus of settlers to this region. As Smailes points out, "a large class of towns have had their original sites determined by advantageous conditions for crossing rivers."<sup>4</sup> Red Deer was one such town, and the site at the Red Deer Crossing was initially the more important, being the only ford in the area which was generally safe to use the year round. Before white traders and missionaries were to frequent the ford in their travel between the larger towns of Edmonton and Calgary, Indians had utilized it in their tribal wanderings. Once the trading post at Rocky Mountain House was built, the Crossing assumed even greater significance; merchants branched off at this point for the site farther west. The Red Deer Crossing was a natural point for businessmen to supply the needs of travellers. Hence a trading post-cum-post office was built

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<sup>3</sup> A.L. Gaetz, A History of Red Deer and District, Vancouver, 1960, p. 11.

<sup>4</sup> Smailes, op.cit., p. 47.



in 1883, the first post office between Edmonton and Calgary.<sup>5</sup>  
In the following year, a stopping house was built nearby.<sup>6</sup>

These latter actions bring out a further reason for the growth of Red Deer, namely its location mid-way between the two larger centers of Edmonton and Calgary. Since they are nearly two hundred miles apart, they were too widely separated to supply the local needs of all the people living between them. Red Deer could provide services for this area. Thus in 1886 a student minister came to the village, his charge extending from Edmonton to Calgary.<sup>7</sup> The first drugstore between these two centers was built in Red Deer in 1891,<sup>8</sup> and the first hospital in 1904.<sup>9</sup>

Red Deer did not grow quickly at first.

Up to this time [1887], the small influx of Alberta settlers had been to the lands adjacent to the CPR - to the drier lands of the southern prairies. Immigrants had not yet discovered the rich farming lands of the Edmonton area with their greater rainfall....Its rich soils were not to be used till two conditions were met. The first was a market for their production,<sup>10</sup> the second was the knowledge of how to farm them.

Traffic between Edmonton and Calgary did increase, however. In the 1880s stage-coaches serviced the area.<sup>11</sup> In 1890 the

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<sup>5</sup> Gaetz, op. cit., p. 7.

<sup>6</sup> Ibid., p. 14.

<sup>7</sup> Ibid., p. 37.

<sup>8</sup> Ibid., p. 103.

<sup>9</sup> Alberta, Department of Industry and Development, Economic Survey, City of Red Deer, 1960, p. 4.

<sup>10</sup> MacGregor, op. cit., p. 106.

<sup>11</sup> Ibid., p. 95.



Calgary and Edmonton Railroad Company started surveying a line between the two centers; by 1891 the track had reached Red Deer.<sup>12</sup> Although the railway speeded up the homesteading process in the Red Deer region, it did not induce a high rate of growth.<sup>13</sup> In the mid-'nineties, the North American continent was in the grips of a depression. There was little possibility for the West to export grain; Alberta could only mark time until the depression had passed.<sup>14</sup> While some merchants, teachers and doctors came to Red Deer to supply services for the village and surrounding hinterland, these occupations alone did not make for rapid population increase in Red Deer. By June of 1891, the future city contained only fifty persons.<sup>15</sup>

Industries were essential for the village's growth. The first of these was a brick-making concern, built in 1892; it was at that time the only source of employment for people coming to Red Deer.<sup>16</sup> The first industries utilized nearby resources to supply local needs. The brick-making company used local clays, and most of the early houses built in Red Deer were constructed of this brick. The year 1896 saw the erection of the first creamery between Edmonton and Calgary, drawing on dairy products from its immediate hinterland. A publicity brochure in 1911-12 advertised Red Deer as being in

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<sup>12</sup> Ibid., p. 106.

<sup>13</sup> Gaetz, op. cit., p. 103.

<sup>14</sup> MacGregor, op. cit., p. 121.

<sup>15</sup> Gaetz, op. cit., p. 103.

<sup>16</sup> Ibid., p. 116.





the center of Alberta's agricultural, timber and coal wealth.<sup>17</sup>

For some people, Red Deer's attraction was that relatives lived there; they migrated to the area to be near them. Thus 1886 saw the arrival of Isaac Gaetz, a brother of Leonard, to homestead at the future town site. Two of Leonard's nephews also settled nearby during that year.<sup>18</sup> In 1890, the sister of Red Deer's sole teacher came to the village to live.<sup>19</sup> There were numerous cases such as this in Red Deer's early history. On the whole, the factors behind the early development of the town were few and simple.

#### Finalization of Red Deer's Site

Although the first nucleus of settlement of the town developed at the Red Deer Crossing, this was not destined to be the final site. When the railroad was being built from Calgary to Edmonton, three possible sites were surveyed for a Red Deer River bridge. Settlers at the Red Deer Crossing naturally assumed that their site would be chosen, and they were so certain of this that they even had the hamlet surveyed into town lots. One of the other possibilities, however, was at Leonard Gaetz's homestead. Realizing the significant role the bridge would play in the development of Red Deer, Gaetz offered the railway company a substantial parcel of his land if they would build the bridge at his farm. His offer was accepted. And the businessmen at the Crossing,

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<sup>17</sup> Red Deer, Alberta, publicity brochure, 1911-12.

<sup>18</sup> Gaetz, op. cit., p. 36.

<sup>19</sup> Ibid., p. 48.



realizing that their site was no longer of importance, moved in toto to the present site of Red Deer in May 1891.

In the final analysis, then, the exact location of the village was not of major importance, other than being on the river itself. It could easily have been several miles up or downstream. The floodplain of the river is over a mile wide in this area and there was plenty of room for the initial development of the town. The land above the banks was flat and would allow relatively unhampered expansion. And the wooded banks themselves added to the beauty of the area. On the other hand, if Red Deer had been situated too far to the east or west of its present site, the cost of building the railway would have increased, with added mileage of track and a more difficult terrain to build on - too forested to the west, too hilly to the east.<sup>20</sup>

#### Rapid Development of Red Deer 1897 - 1913

Immediately after the construction of the railroad through Red Deer, growth was still not rapid in the village. The town-site was surveyed into lots in 1891, the grid pattern of the streets seeming to fit into the homestead pattern of quarter sections which had already been surveyed in the district in 1883.<sup>21</sup> Within twelve years, Red Deer's population had passed 2,000 and it was incorporated as a city, one of the smallest communities in Canada to achieve this status.<sup>24</sup> What had

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<sup>20</sup> A.M. Baker, The Red Deer Region, unpublished M.A. thesis, University of Alberta, Edmonton, 1962, p.78.

<sup>21</sup> Alberta, Department of Industry and Development, op.cit., p.2

<sup>22</sup> Ibid., p. 3.

<sup>23</sup> The Red Deer Advocate, June 30, 1967.

<sup>24</sup> The Red Deer Advocate, March 25, 1963.





induced this population growth?

The Klondike Rush...set all Canada afire. For 1897, the magical year of the gold rush, was the fourth year of the depression that had clamped down on North America. By this time banks were going broke, credit was non-existent, and even the free lands of western Canada failed to arouse the spirits of the unemployed or to tickle the fancy of the financially well-off. Then came the injection of a new gold supply, and it triggered a new boom...Just at that time too, by a rare coincidence the rapidly expanding United States found that at last its rush of immigrants had overtaken all the free lands of the west, and that its young folk or any newcomers seeking farm lands would have to look elsewhere. At this point, Sifton, determined to settle western Canada, provided that elsewhere.

Overhauling the homestead regulations, straightening the kinks in his department, and advertising extensively for settlers, he quickly set the tide of immigration rising. <sup>25</sup>

All the West, but especially Alberta, was to benefit from this policy. Alberta's population, which had been 25,277 in 1891, trebled to 73,022 by 1901.<sup>26</sup> Red Deer and its hinterland was one area of Alberta that benefited from the western expansion policy. In June, 1905, it was announced that the Red Deer district led Canada in the number of homesteads taken up that month.<sup>27</sup> The land rush reached its peak by 1911. Red Deer, as a base for land promoters and real estate agents, grew rapidly. Enthusiasm was so extreme that some predictions suggested that Red Deer's population would reach 20,000 by 1915. Statements issued in a publicity brochure in 1911-12 exemplify this confidence.

A strategic railway and geographical position of the town, its splendid residential situation and power advantages for commercial and manufacturing purposes, its rich dairying

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<sup>25</sup> MacGregor, op.cit., pp. 125-126.

<sup>26</sup> Ibid., p. 126.

<sup>27</sup> The Red Deer Advocate, June 30, 1967.



and mixed farming district...its timber, its coal, its water and its complete municipal equipment and organization, stamp it as having every requirement necessary for a populous and prosperous center. 28

A survey of the town indicated that 100 new homes had been built in the town during 1911 and 1912.<sup>29</sup> And as Red Deer became a city in 1913, it already had its own waterworks system and was negotiating to buy its own power plant. Private telephone and electrical companies had existed in the town since 1902 and 1903 respectively.

During 1913, city council laid plans for the construction of concrete and wooden sidewalks,<sup>30</sup> and in 1914 were making plans for a sewerage system. Indeed, Red Deer was early supplying many of the municipal services desired by most city residents.

#### A Slower Period of Development 1913 to the Mid-1940s

At this time the land rush abruptly terminated. By then, every useable quarter-section of land in the district had been taken up. Many homesteaders had found that they were not suited to agricultural occupations and had begun to leave their farms. Demand for land in both the city and the district disappeared. An immediate recession set in. City Council cancelled plans for building a public library, reduced the constructional programs for the city and the civic payroll. This situation was concomitant with a general depression in much of the world.

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<sup>28</sup> Red Deer, Alberta, op. cit., p. 2.

<sup>29</sup> The Red Deer Advocate, June 30, 1967.

<sup>30</sup> The Red Deer Advocate, March 25, 1963.





The optimism of the boom days, assuming that Alberta's remarkable expansion during the decade ending 1911 would go on and on - a growth that had quadrupled Alberta's population and one which during the five years ending in 1911 had more than doubled - that optimism was over. For the depression of 1913 had slowed the growth to a crawl, and the war had throttled back the influx of immigrants to a trickle. No longer was money poured out to build branch railway lines.... The rosy-tinted money that had poured in from outside had given a false but temporary blush to Alberta's economy.... 31

Soon after the commencement of World War I, severe unemployment hit the Red Deer region, followed by problems of inflation at the termination of the war. There was only a short respite from economic problems before the Great Depression set in; and after that came World War II, when extra cash was put into the war effort. The effect of this long-term financial crisis was impressive. In 1921 Red Deer's population was only 2,323, a mere increase of 205 people over the previous ten-year period.<sup>32</sup> In August 1926 it had reached only 2,328.<sup>33</sup> In 1932, with a population of 2,344, the population increase over the previous decade had been only sixteen persons; by 1936, only another thirty-three people had been added.<sup>34</sup> This slow rate of growth can be illustrated as late as 1942; only twenty-five new houses were constructed during that year.<sup>35</sup>

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<sup>31</sup> MacGregor, op. cit., p. 214.

<sup>32</sup> The Red Deer Advocate, March 25, 1963.

<sup>33</sup> Loc. cit.

<sup>34</sup> Loc. cit.

<sup>35</sup> Loc. cit.





## Recent Growth in Red Deer: A Rapid Development

Shortly after the war, however, Red Deer's population again increased very rapidly. In 1948, North Red Deer was annexed by the larger city, and the total population increased to 4,800. Ever since then, the city's population has soared. In 1951 it reached 7,575; in 1956, 12,338; in 1961, 21,107,<sup>36</sup> and by mid-1967, 26,173.<sup>37</sup>

This rapid rate of population increase was accompanied by a great demand for dwelling units and another building boom, as reflected in the number of building permits issued for residential uses alone since 1948 (see Table II).

TABLE II - RESIDENTIAL BUILDING PERMITS ISSUED, 1948-1966\*

Year	No.	Value in \$	Year	No.	Value in \$
1948	161	878,085	1958	450	2,840,765
1949	203	1,062,500	1959	538	3,678,420
1950	198	638,875	1960	407	2,192,041
1951	157	555,395	1961	529	4,275,445
1952	282	1,378,075	1962	604	4,982,143
1953	334	1,606,750	1963	708	6,391,452
1954	341	2,212,000	1964	501	3,198,840
1955	295	2,289,341	1965	320	2,031,270
1956	311	1,910,140	1966	272	1,216,685
1957	351	1,859,131			

Source: Red Deer, Industrial Development Dept., Industrial and Civic Information, Red Deer, Alberta, City of Red Deer, 1967, p. 6.

\* Residential building permits include "new dwellings, duplexes, apartments and accessory buildings and alterations to these". The actual number of dwelling units built in any one year would likely be more than the number of permits issued. For example, one apartment with fifty units would be issued only one permit.

<sup>36</sup> Loc. cit.

<sup>37</sup> Red Deer, Industrial Dev. Dept., Industrial and Civic Information, Red Deer, Alberta, 1967, back of p. 2.



What accounted for this sudden phenomenal growth? At the close of World War II, three small urban centers served the agricultural community in the general vicinity of Red Deer. To them, people could come to shop, to buy farm equipment, to get their cars serviced, and to store their grain. The three shopping centers were Innisfail, Lacombe and Red Deer. The last was slightly larger than the other two and this may have given it an initial advantage in attracting shoppers. Suddenly Red Deer was to grow much more rapidly than its neighbouring competitors.

Better highways were constructed in the whole area. Paved roads were built to Rocky Mountain House and Stettler, and Highway 2 was much improved. Red Deer could provide services to a larger area. People could come farther to shop and, for their efforts in coming to Red Deer, the largest of the three service centers, could obtain a slightly better selection of goods. Because these could be sold in greater quantity, they could be bought more cheaply than at the smaller centers. Better selection and cheaper goods made up for the added cost of driving a greater distance to shop. This factor in part triggered the growth of Red Deer.

After oil was discovered at Leduc in 1947, an intensive search for petroleum reserves spread through the province, including the Red Deer region. The Joffre and Burbank fields were developed within a 25-mile radius of Red Deer. With production came crews for the drilling, operation and maintenance of the wells, plus firms to supply oilfield equipment. With good roads radiating from the town, Red Deer





was to become the warehousing and distributing center for such products. Today ninety-seven firms serving the oil and gas industry are located at Red Deer.<sup>38</sup>

The higher-grade roads have permitted people to travel farther to shop. Businesses from the smaller towns have moved to Red Deer to take advantage of this convergence of shoppers, or they have simply closed down in the face of competition from new businesses in Red Deer. Because Red Deer is becoming increasingly the regional capital of south-central Alberta, many county and district agencies locate there. The County of Red Deer offices and the Red Deer Regional Planning Commission in the city are likely products, too, of this centralization process, which will be discussed in greater detail in Chapter II.

Again because of Red Deer's regional importance, many provincial and federal government agencies and large firms have decentralized some of their activities to the city, building branch offices and stores there. Hence Red Deer has branch offices of Alberta Government Telephones and the Alberta Motor Association, department stores of the Hudson's Bay Company and Eaton's of Canada, as well as such government agencies as Central Mortgage and Housing Corporation, the District Agriculturalist, Supreme and District Courts, and a Canada Manpower Center.

People expect higher social services at the present time than they did even a generation ago. Another major factor

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<sup>38</sup> M.C. Hogan, "At the Heart of Things", in a pamphlet distributed by the Industrial Development Department, Red Deer, May 1967.



which spurred the growth of the town was the construction in the mid-'fifties of the Deerhome, a mental institution for adults. There has been continued expansion of the Alberta School Hospital for mentally retarded children. Together, these two institutions employ approximately 10 per cent of the labour force of Red Deer, and have been an inducement to further growth in the city.<sup>39</sup>

Tourism is becoming a more important element in Red Deer's growth. The city is close to Sylvan and Gull Lakes and is not far from the Rocky Mountains. Centered between Edmonton and Calgary, it is becoming an important convention center. Red Deer hosted 14,500 people at ninety conventions in 1966.<sup>40</sup> As recently reported in the Edmonton Journal:

The city's mid-province location has a lot to do with attracting conventions (many of them come back year after year) because southern or northern delegates do not have to journey the length of the province to attend. <sup>41</sup>

Red Deer is also considered by some to be a good central location for the market in western Canada. But Red Deer distributes some goods, such as diamond-drill bits, automobile parts and transformers, even farther than this, sending them to locations across the country.<sup>42</sup>

These factors have attracted people to Red Deer to work and live. They have induced the growth which has allowed Red

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<sup>39</sup> Pers. comm., D. Cole, Red Deer City Commissioner.

<sup>40</sup> Hogan, op. cit.

<sup>41</sup> The Edmonton Journal, Stan Reid, "Central Alberta Convention Till Jangles", February 15, 1968.

<sup>42</sup> Hogan, op. cit.





Deer to become so much bigger than other towns in its hinterland. An added advantage Red Deer held over its two main rivals, Innisfail and Lacombe, was its location on a river with an assured water supply. Red Deer could, therefore, expand considerably both industrially and residentially. Figure 3 shows the resulting areal growth, illustrating the land the city has annexed in the past sixty-five years. The map also gives a general picture of Red Deer's actual physical size. Most of the area serviced by streets is actually built upon. This growth has been most impressive in the past two decades. However, new construction and population growth are at present declining. This is reflected in a lower construction rate for houses as well; the trend was commented upon early in 1968.

After hitting record or near-record building totals for each of the past eighteen years, this city has become involved in the country-wide levelling-off trend.

Although there are a number of important projects under way and others planned for this year, the city's 1967 construction total of a little less than \$6,000,000 was the lowest in the past eight years.... Hardest hit, in comparison to earlier years, was the home building industry. Only 48 single family dwellings were erected last year whereas as many as 250 were built in each of the boom years of 1961 to 1963.

However, city spokesmen point out that the city was overbuilt for homes at one time and the past two years have resulted in the slack being taken up.

But again, there is now an increasing demand for housing in Red Deer but high interest rates have practically done away with mortgage money.

....The population trend in Red Deer since 1955 reflects faithfully the heavy building years and the cut-backs in the past two years. 43

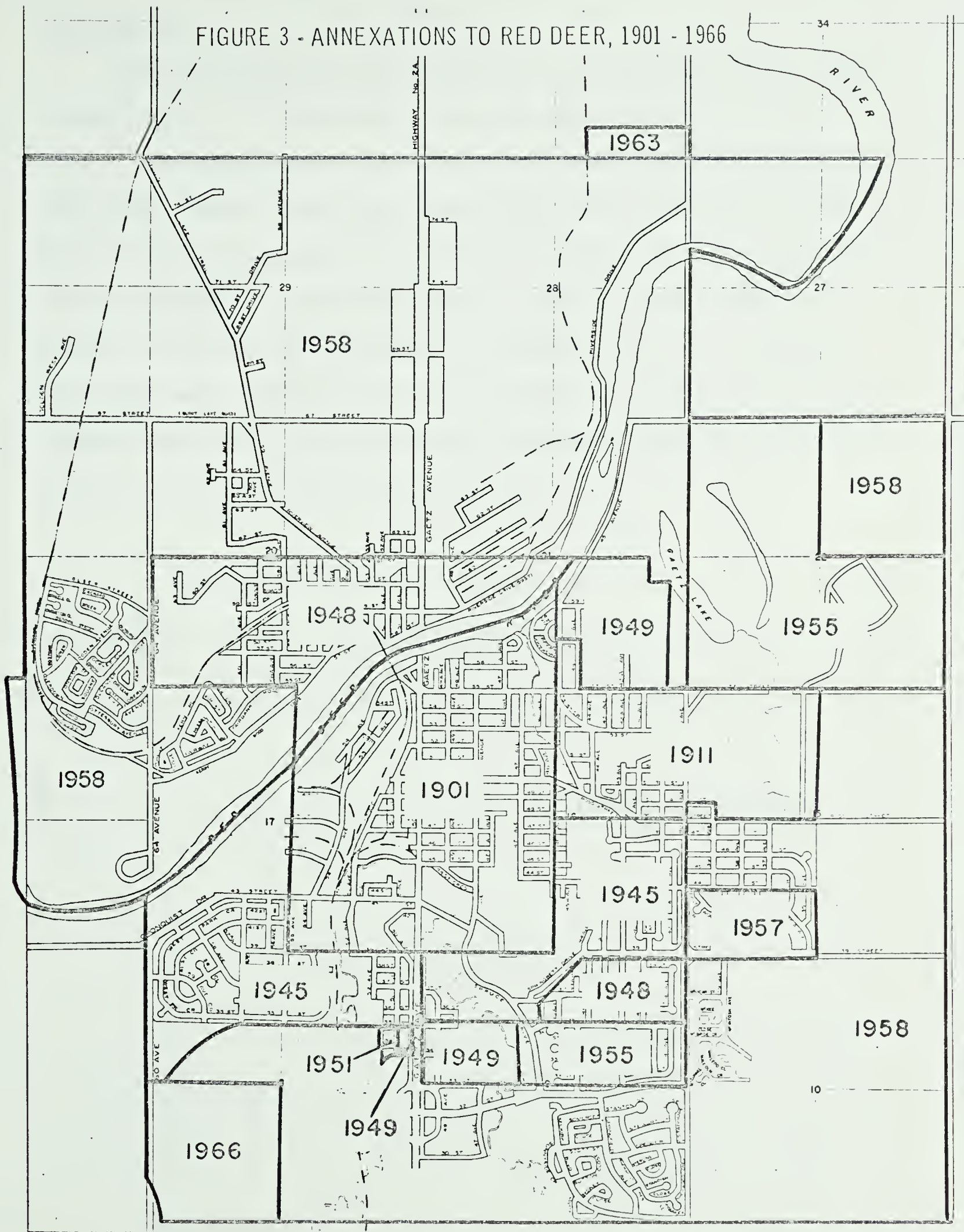
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<sup>43</sup> The Edmonton Journal, Stan Reid, "Red Deer's Boom Begins to Subside", January 10, 1968.





FIGURE 3 - ANNEXATIONS TO RED DEER, 1901 - 1966



Source: "Sequence of Annexation 1901-1966"  
Red Deer Regional Planning Commission



## Conclusion

Many factors have contributed to the growth of Red Deer. Today the city is much more than an agricultural service town. In consequence, Red Deer has a much larger population and areal extent than any other town within her hinterland. On the whole, Red Deer's growth has been a general reflection of the economic situation found in Alberta and Canada as a whole. For most of the past two decades the city's growth has been most impressive. It now appears, however, that this growth rate, and therefore the residential growth rate of the city, will be reduced in the future.





## CHAPTER II

### POPULATION GROWTH IN RED DEER: WHERE RESPONDENTS CAME FROM

It is well known that the world's population is constantly increasing. At the same time the ratio of those living in towns and cities to rural population is also increasing.<sup>1</sup> Canada is already one of the most urbanized countries in the world; 69.6 per cent of its population lived in urban areas in 1961,<sup>2</sup> whereas approximately eighty per cent lived in rural areas in 1871.<sup>3</sup> Table III illustrates the degree of urbanization which has occurred in Alberta since 1901. The

TABLE III - URBANIZATION IN ALBERTA

Alberta Population	1901	1911	1921	1931	1941	1951	1956	1961	1966
Percentage Rural	74.6	63.2	62.1	61.9	61.5	48.0	43.4	36.7	31.2
percentage Urban	25.4	36.8	37.9	38.1	38.5	52.0	56.6	63.3	68.8

Source: Dominion Bureau of Statistics, Census of Canada, 1951, Vol. 1; and Census of Canada, 1961, Vol. 1-7; and Census of Canada, 1966, Vol. 1-8.

rate of growth of the urban population as compared with that of the rural population in Alberta has been most impressive.

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<sup>1</sup> See K. Davis, "The Origin and Growth of Urbanization in the World", in H.M. Mayer and C.F. Kohn (eds.), Readings in Urban Geography, Chicago, 1959, pp. 59-68.

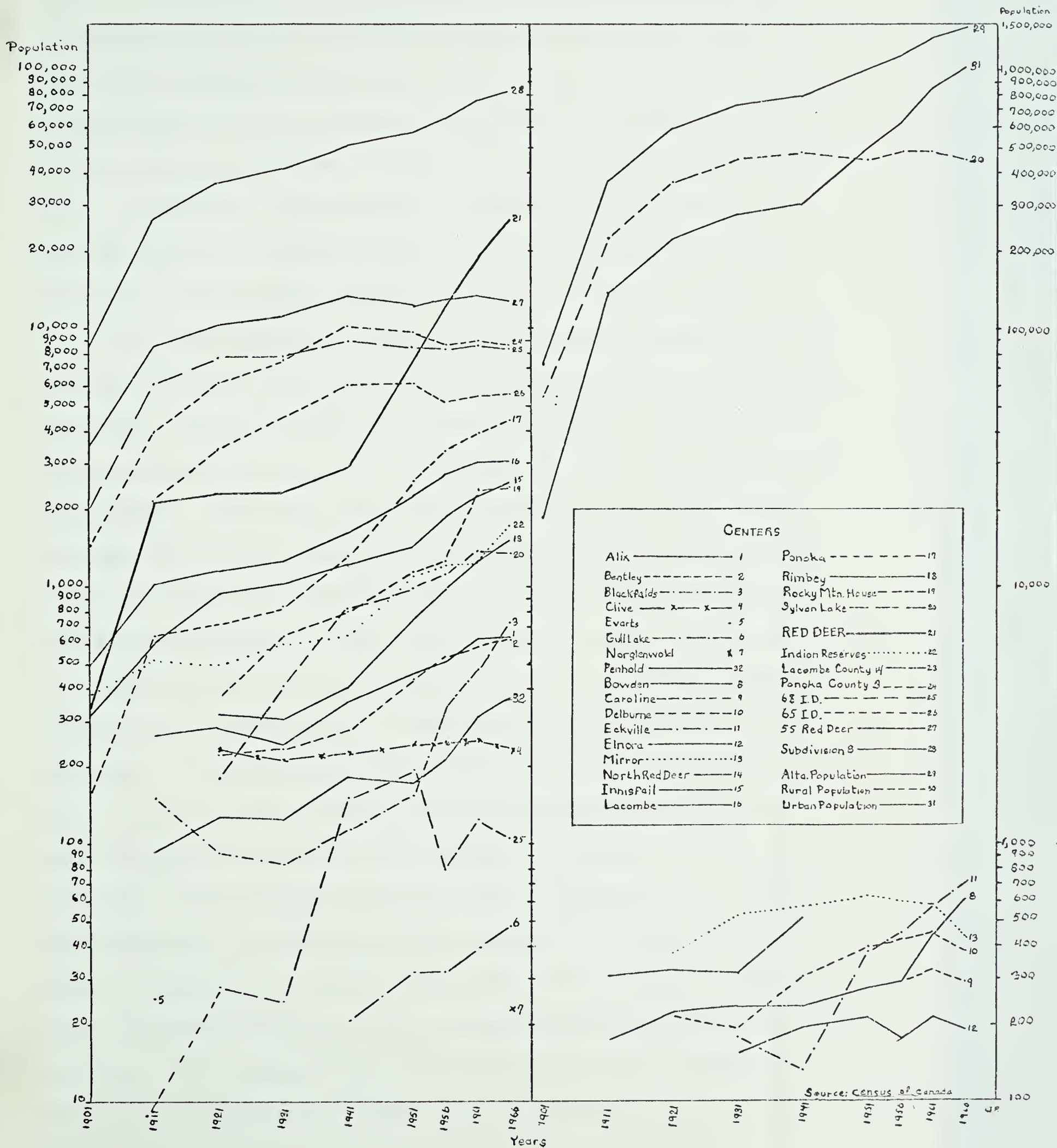
This phenomenon is termed "urbanization." Jones remarks, "Urbanization expresses the growth of towns at the expense of of the countryside; it is a measure of the shift of population from one to the other." E.Jones, Towns and Cities, London, p.16.

<sup>2</sup> Loc. cit.

<sup>3</sup> Dominion Bureau of Statistics, Census of Canada, 1951, Vol. 1.



FIGURE 4 - GROWTH RATES OF SOME ALBERTA CENTRES







This is shown in Figure 4. This graph shows the rate of growth of Red Deer, and of the other urban and rural areas in Census Subdivision 8 which surrounds the city of Red Deer. Up to and including 1941, the growth rate of Red Deer is seen to approximate that of other urban areas in Subdivision 8. Since that time, however, Red Deer's growth rate has exceeded that of Alberta's total urban population's growth rate, as indicated by the steeper slope of line for Red Deer. From where did these people come?

An urban population can grow by natural increase, by migration from any urban center in the world, and by rural-urban movement. This last factor has two components. Urban areas can draw away some or all of the natural increase of the rural population. They can also attract part of the actual base population of rural areas. If these processes occur to such an extent that out-migration from the countryside exceeds the rural rate of growth, then depopulation in rural areas will occur.

From where are in-migrants to Red Deer coming? Figure 4 perhaps will suggest what is happening within Red Deer's hinterland. It shows the growth rate of all urban and rural areas within Census Subdivision 8, which contains six rural municipalities, one city (Red Deer), six towns, and fifteen villages. The Census states that the village of Evarts was "disorganized" in 1916, and thus added to the rural subdivision, 55 Red Deer. On the other hand, the villages of Caroline and Norglenwold have only recently been incorporated - in 1950 and 1965 respectively. North Red Deer was annexed to the City of Red Deer in 1948. This accounts for its disap-





pearance on the chart. Part of the urban centers' growth is due to annexations from their immediate hinterland. Part can be explained by natural increase and in-migration.

It is immediately apparent from Figure 4 that Red Deer's growth rate has been considerably greater than practically all other centers shown on the graph. This growth rate is especially noticeable since the 1941 Census. The other period of rapid growth was between 1901 and 1911. As pointed out in Chapter I, this was a "boom period" in Central Alberta. The Subdivision as a whole and especially the rural municipalities in the area have very similar growth slopes at this time.

Since 1941, however, Red Deer's growth has been considerably faster than that of the Subdivision as a whole, shown by lines 21 and 28 respectively in Figure I. This would indicate that the proportion of people migrating to Red Deer itself is greater than that of persons migrating to the rest of the areas in Subdivision 8. It might also suggest that natural increase is greater in Red Deer than in the rest of the Subdivision, or that people are migrating internally from the rural areas, smaller towns and villages in Subdivision 8 to Red Deer itself. This latter suggestion does have some support. Within Subdivision 8, only the growth of Blackfalds approximates that of Red Deer since 1941. None of the other centers, whether urban or rural, have had growth rates which equal or exceed that of Red Deer. That Blackfalds' rate is similar to Red Deer's may be attributed to the fact that this village acts partially as a dormitory suburb of the larger city.<sup>4</sup>

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<sup>4</sup> In studying distances travelled to work (Chapter VI), it was noted that several persons working in Red Deer actually lived in Blackfalds.



It will be noted that most of the towns in Subdivision 8 have increased in population substantially in the last twenty-five years, but their rate of growth has been considerably less than that of Red Deer. Especially since 1961, their rates of growth have slackened appreciably, and in some cases, for example Sylvan Lake, have actually declined.

This trend towards depopulation is even more evident among the village populations. The populations of Clive, Mirror, Delburne, Caroline and Elnora have recently been decreasing. The trend is especially noticeable since 1961, while Alix has remained static. Approximately half the villages and one-sixth of the towns in Subdivision 8 have lost population. Two-thirds of the rural municipalities are also decreasing in population size. These areas are 55 Red Deer, 68 I.D., Ponoka County No. 3, and Lacombe County No. 14. It is generally the larger towns that are gaining population. Red Deer, the largest urban center in the Subdivision, has the fastest rate of growth. It would appear, then, that Red Deer is growing at the expense of the smallest urban centers and the rural community at large within its hinterland.

Information gathered from the questionnaire supports the occurrence of this phenomenon of centralization in the area surrounding Red Deer. In Question 7, respondents were asked whether they were born in Red Deer. Only eleven persons indicated that they were, as compared with 340 respondents who had moved to the city from elsewhere. In Question 8 they indicated where they had lived immediately prior to their residence in Red Deer. Of the 340 persons who answered,





258 stated that they had previously lived in urban environments; 82 indicated that they had previously lived on farms. If the sample is representative, rural to urban migration has accounted for about 24 per cent of Red Deer's present adult population. (This is assuming that the respondents are generally adults.)<sup>5</sup>

Pearson suggests some general points of view in studying rural-urban migration. One is the pull factor - the attractiveness of urban living. A second is the push factor - a general failure of rural living, or technical replacement (tractors displacing farm workers, for example).<sup>6</sup>

In examining responses to Question 9 of the questionnaire, which asked respondents the year in which they came to Red Deer, it would seem that by far the greatest proportion of the migrants has come since 1941 (see Figure 6 in Chapter III). Again, it must be stressed that this refers only to the present day situation in Red Deer. Many of the people who came to Red Deer at earlier dates have undoubtedly moved away or died. However, today's picture is not completely unrepresentative of the true migration situation in Red Deer. It has already been noted from Figure 4 that this city's

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<sup>5</sup> In order to prevent the questionnaire from becoming too complicated, respondents were not asked to indicate the place of birth of all members of their household. It is likely that a higher proportion of children than adults living in Red Deer were born in the city.

It should be noted that this statement applies only to the present. It does not give a temporal picture of migration to Red Deer or of the city's rate of natural increase in time.

<sup>6</sup> J.E. Pearson, "The Significance of Urban Housing in Rural-Urban Migration", Land Economics, Vol. 39, No. 3, August 1963, p. 232.



rapid growth rate commenced since the year of 1941. It would appear that the rural-urban migration has become more prominent since 1941 as well. Figure 4 also shows that rural depopulation in Alberta as a whole began around 1941 (see Line 30 in the diagram).

In studying Figure 4, it will be noted that especially between 1921 and 1941, population growth was generally minimal in Red Deer and in most other towns, villages, and rural subdivisions in Census Subdivision 8. By 1914 the area around Red Deer had been homesteaded. The phenomenal growth rate of the decade following 1901 had declined considerably. A recession had set in, soon followed by the Great Depression which retarded growth for most of the 1930s. The decade following 1941 was to bring another period of growth for most urban areas. By this time, however, the rural areas around Red Deer were to generally experience their first evidence of depopulation. Following 1960, depopulation was to occur in many of the smaller villages as well. Where did these people go? Chapin's definition of centralization might partially explain the processes involved in Red Deer's growth and the concurrent static or declining populations in part of the surrounding hinterland. He explains the process as "the congregation of people and urban functions in a particular...urban center or its functional use area in the pursuit of certain economic, cultural, or social satisfactions."<sup>7</sup>

By far the most people moving to Red Deer actually came

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<sup>7</sup>F.S. Chapin, Jr., Urban Land Use Planning, Urbana, 1965, pp. 25-26.





from elsewhere in Alberta. Of the 340 respondents who had migrated to the city, 70.1 per cent had last resided in Alberta, while only 22.4 per cent were from other places in Canada, and 5.6 per cent from outside the country. The remaining 1.9 per cent failed to state their complete previous address.

To facilitate the analysis of movements of people to Red Deer from within Alberta, Figure 5 was produced by plotting the previous place of residence of each respondent. It was found that 75.8 per cent of the Alberta migrants (or about 50 per cent of the total migrants) came from within a hundred mile radius of the city. The questionnaire response, then, provided striking evidence of Red Deer's centripetal attraction as the major central place between Edmonton and Calgary. Red Deer's centrality is the single most important factor in its recent growth.

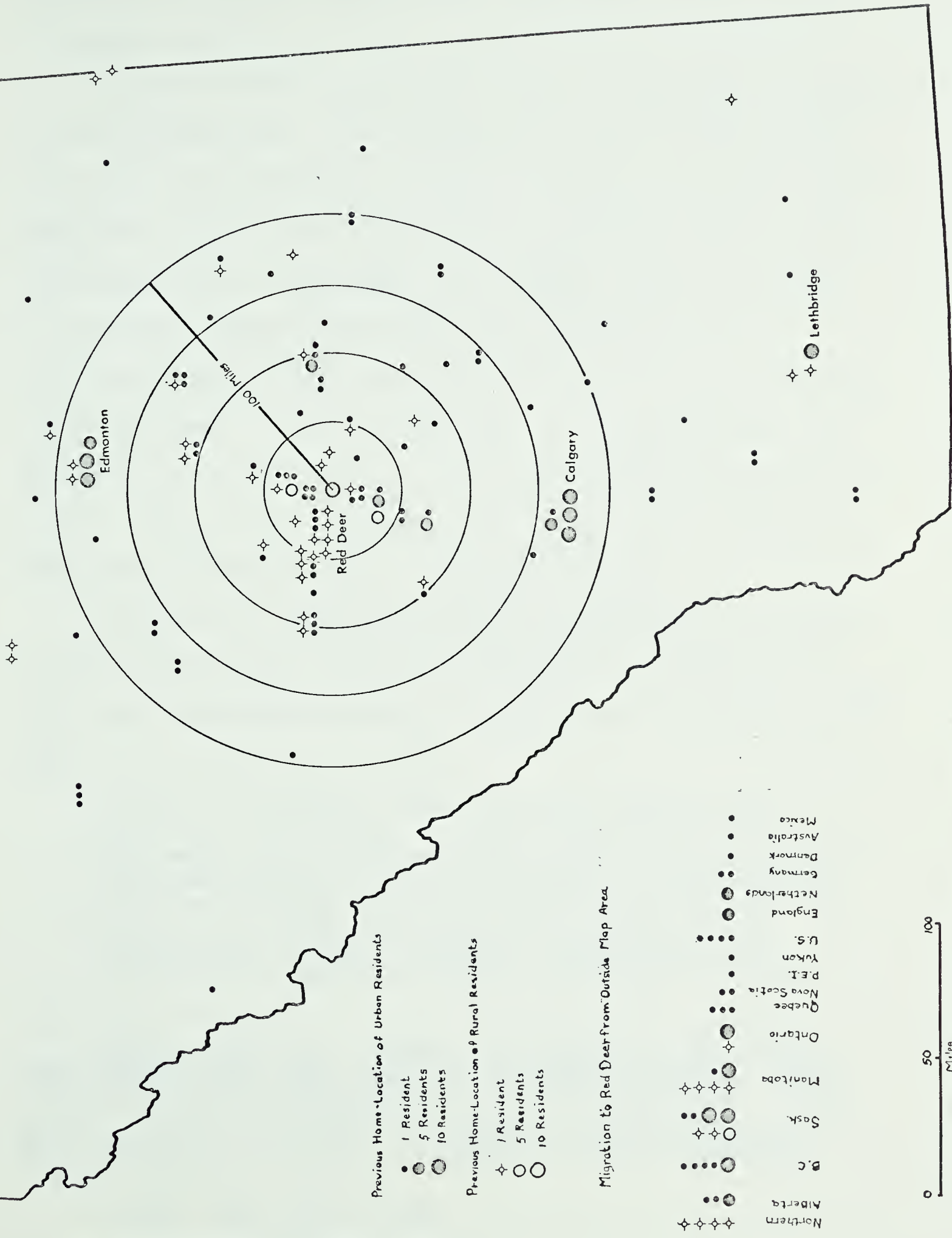
### The Central Place Theory

This theory attempts to explain the spatial arrangement of urban settlements, based on the provision of essential services to surrounding tributary areas. The larger the tributary area, the larger the center will be. While small urban centers will exist to provide services for small tributary areas, these will combine to make up a larger tributary district for a larger trade center. The larger center, together with smaller urban units within its tributary area, will form a system of central places. Very small hamlets within a system would provide only a few simple functions for their tributary areas, such as limited shopping services. The larger centers would perform





FIGURE 5 - PREVIOUS RESIDENCE LOCATIONS OF IN-MIGRATING RESPONDENTS





increasingly complex functions, such as professional and banking services and specialized retailing, for the larger tributary area.<sup>8</sup>

Centers within a system can thus be classified according to their populations, the distances to other central places, the sizes and populations of their tributary areas.<sup>9</sup> But the population of a center alone is not necessarily an accurate indication of its importance in a central place hierarchy. A town with a specialized function, although having a large population, might provide few services to its surrounding hinterland. Thus it would hold a correspondingly lower position in the hierarchy.<sup>10</sup> (In classifying a central place system, the unit of measurement also includes the amount of tertiary industries within a central place.)

In order to understand how and why Red Deer's position in the central place system has affected its rapid growth rate, two investigations made in the general vicinity of Red Deer will be discussed briefly.

Studies of different areas in North America have shown that the decline of small centers is a widespread phenomenon and recurrent reasons given include the increased mobility of rural residents, rural depopulation and increases in the scale of retail operations. Economic activity and rural service have become concentrated in fewer centers; centralization has entailed a 'progressive upward shifting of central

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<sup>8</sup> See J. Anderson, Change in a Central Place System: Trade Centers and Rural Service in Central Alberta, unpublished M.A. thesis, University of Alberta, Edmonton, 1967; and E.L. Ullman, "A Theory of Location for Cities", in H.M. Mayer and C.F. Kohn (eds.), Readings in Urban Geography, Chicago, 1963, pp. 202-209.

<sup>9</sup> Jones, op. cit., p. 85.

<sup>10</sup> Ullman, op. cit., p. 205.





functions to higher order centers' and these centers have experienced accelerated growth. <sup>11</sup>

These general North American conditions were also apparent in an Alberta study-area, the boundaries of which extended from New Sarepta in the north to Wetaskiwin and Lacombe in the west and to Stettler and Camrose in the east. In his study, Anderson stressed the importance of a dynamic central place system and found that centralizing forces had been operative since the 1930s. These forces have resulted from a combination of urban-pull and rural-push factors such as those mentioned earlier in this chapter on p. 20. Some urban pull factors include: (1) the advantages of economies of scale which bigger firms in larger towns possessed by supplying goods to larger tributary areas, (2) benefits of the spatial concentration of functions of firms in larger trade centers. These forces were augmented by the improved transportation network which allowed people to travel to more distant, larger towns and cities to reap these benefits.<sup>12</sup> But the results of the centralizing process in this area have been especially apparent since World War II, in the same period that rural farm population began to show substantial decreases. Thus between 1941 and 1961, the total rural population in Anderson's study-area declined by 23 per cent.<sup>13</sup> At the same time, economic and social outlooks in the area were

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<sup>11</sup> Anderson, op. cit., p. 3.

<sup>12</sup> Ibid., p. 153.

<sup>13</sup> Ibid., p. 125.



broadening.<sup>14</sup> And as centralization processes became more powerful, services offered in the smaller urban centers became fewer. Small firms in such centers went bankrupt, or simply ceased to operate when their owners retired or died. More likely than not, people from these small urban centers then moved to larger towns. Thus their populations declined along with the farm population, especially after 1940. At the same time, larger centers nearly doubled their businesses.<sup>15</sup> This led to an accelerated population growth in the larger towns and cities.<sup>16</sup>

Since Anderson's study-area is within the area Baker delimits as the Red Deer region, it can be safely concluded that these processes are going on in the region as a whole. And Baker, in his study of the Red Deer region, found that these same forces of centralization were significant factors in the growth of Red Deer since World War II.<sup>17</sup> Therefore, since 1946, the city's growth has been consistently more rapid than in other towns in the area which once were of comparable size. Because of this, Baker contends that Red Deer is becoming the major regional center between Edmonton and Calgary.<sup>18</sup> Its trading area, and thus its tributary area in the central place system, is generally estimated as extending 50 miles north and south, 60 miles to the west, and 100 miles

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<sup>14</sup> Ibid., p. 169.

<sup>15</sup> Ibid., p. 114.

<sup>16</sup> Ibid., p. 124.

<sup>17</sup> A.M. Baker, The Red Deer Region, unpublished M.A. thesis, University of Alberta, Edmonton, 1962, pp. iv & 127.

<sup>18</sup> Ibid., p. 69.





to the east.<sup>19</sup> Thus it can probably be assumed that Red Deer holds the most prominent position in the central place hierarchy between Edmonton and Calgary.

Keeping these conclusions in mind, it is now possible to return to Figure 5, noting where the centralizing forces have been most powerful, drawing the most people to Red Deer to live from the surrounding hinterland. For this purpose, circles with radii of 25, 50, 75 and 100 miles were drawn with Red Deer as center. It has been noted that 75.8 per cent of migrations to Red Deer from other Alberta locations (about 50 per cent of the total migrations to Red Deer) were from within 100 miles of the city. It was found, furthermore, that centralization forces had their greatest effect in the area closest to Red Deer. They were responsible for drawing 24.2 per cent of the total Alberta migrations to Red Deer from within 25 miles of the city. As would be expected, the percentage of migrations decreased with increasing distance from the city. Thus an additional 14.6 per cent had come from the area 25-50 miles distant. Excluding Edmonton and Calgary, the 50-75 and 75-100 miles ranges had each furnished 5.8 per cent of Red Deer's population. The pull was not nearly so strong in the outer portions of the 100-mile circle.

### Transfers

Despite the clear evidence of Red Deer's centralizing influence, three abnormalities are apparent in Figure 5.

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<sup>19</sup> Ibid., p. 127.





Calgary, Edmonton and Lethbridge, all significantly larger cities than Red Deer, themselves account for 15.0, 10.4 and 4.2 per cent respectively of migrations to the city from other points in the province. Part of this movement could likely be ascribed to households' wanting to live in a smaller urban center, and therefore decentralization. But probably the larger percentage of it can be attributed to job transfers from the other cities. Since so many of the firms in Red Deer are branch offices of larger companies, undoubtedly many of the in-migrations to Red Deer are simply company transfers. These people have little say in where they are going. In the questionnaire, seventeen persons remarked both that they came to Red Deer for employment reasons and that they had been transferred to the city. Nine of them reported that they had come from one of the three larger cities mentioned previously. Since the questionnaire did not directly ask respondents if they were transferred to Red Deer, it seems probable that a much higher proportion actually came for this reason. Banks and other businesses with numerous branch offices often tend to transfer their employees from town to town, whatever their size. And with the RCMP and CFB at Penhold only ten miles away, many families transferred there make their homes in Red Deer as well. People from as far away as Cold Lake and even Quebec City and Barrington, Nova Scotia, remarked that they settled in Red Deer for this reason.

### Conclusion

A considerable proportion of Red Deer's growth can be



attributed to centralization, with people and firms of various kinds moving into the city rather than staying in the smaller towns and the rural environment of the surrounding area. The process of urbanization has also been in operation, with some people moving directly from the countryside to urban areas at a rate significant enough to change the ratio of urban to rural population in favour of the larger urban centers. Centralization, however, has not been the only feature in the rapid population growth rate of the city. Some people have moved to Red Deer from across Canada and even from Europe. Parts of the growth can be attributed to natural increase. Transfers within firms have brought many people to the city to work. And Red Deer now distributes goods to a much larger area than the agricultural land it services as a central place. These factors have all played roles in the growth of the city of Red Deer.





## CHAPTER III

### THE PHYSICAL EXPANSION OF RESIDENTIAL DISTRICTS IN RED DEER AND THE DISTRIBUTION OF IN-MIGRANTS WITHIN THEM

Since the general background to Red Deer's development has already been noted, it is now possible to look more closely at the results of this growth to discover where it took place within the city. This chapter will deal with individual residential districts in Red Deer from two points of view: (1) their physical expansion, and (2) their resulting populations.

#### Physical Expansion of Red Deer

The basic information for this section was obtained from the Red Deer Regional Planning Commission, which has compiled a map on the City of Red Deer, the "Growth Pattern 1901-1966." A very detailed map, it was composed by plotting, structure by structure, the decade in which each extant building was erected. The last fifteen years have been subdivided into five-year growth periods, undoubtedly because of the rapid increase in the physical development of Red Deer during that time. As already pointed out, the present rapid rate of population growth actually commenced in the late 1940s. Thus it would have been ideal to start the five-year break-down five years earlier than has actually been done on the map. However, it would have been too time-consuming to do the original research again for this study; therefore it was decided to accept the information from the map per se.

The title of the Commission's map is slightly misleading.



Development prior to 1902 is also shown, in a single category. Thus it is possible to trace the evolution of the city from its first physical origins. The reason that the first two decades of development were grouped together is again obvious. Since there was so little expansion before 1902, it was not necessary to further subdivide this category.

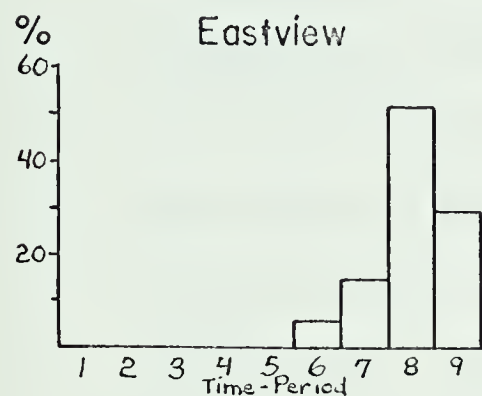
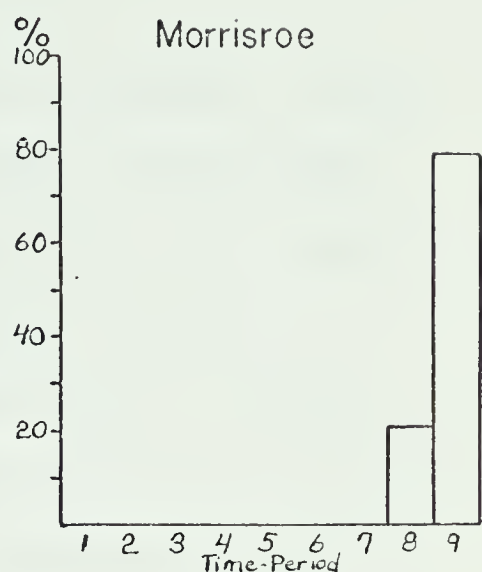
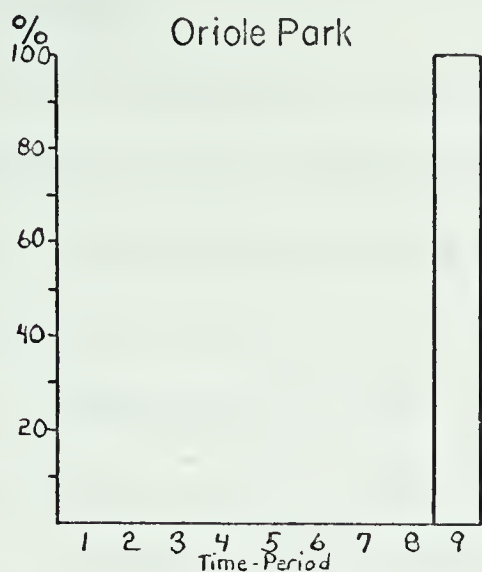
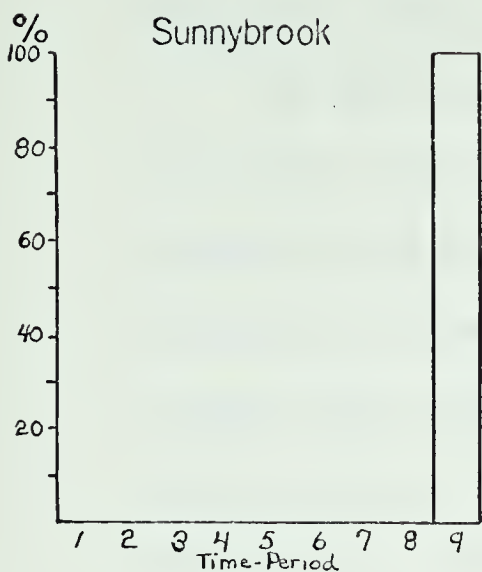
The map itself shows only the time of the first development of each site in Red Deer. Any renewal that has taken place is not indicated. Consequently the new apartment blocks which have sprung up just north and south of the CBD are generally not shown on the map. A study of the Demolition and Removal Permits issued over the last eight years was thus made to see whether a great physical change has occurred in some areas of the city. It was concluded that renewal was not sufficiently extensive to reduce the value of the Commission's map to any great extent.

### Methodology

The map has a scale of one inch to 400 feet and is therefore too cumbersome to be included here. It is also important for comparative purposes to have a percentage breakdown of the areal growth by decades for each residential district. This information is included in Figure 6. Any areas which, from the beginning, were developed as non-residential in land use have been omitted from this analysis. Very small residential districts were combined with adjacent larger ones in order to present areas of comparable size for the later stages of analysis.

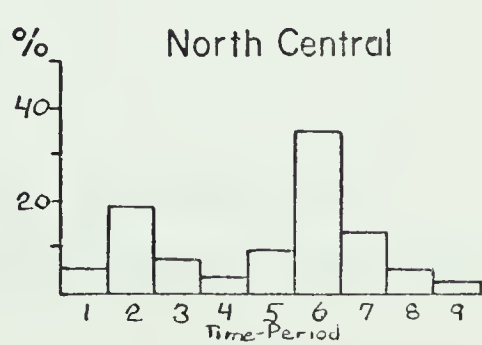
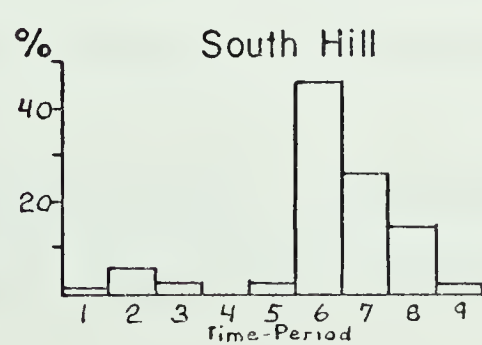
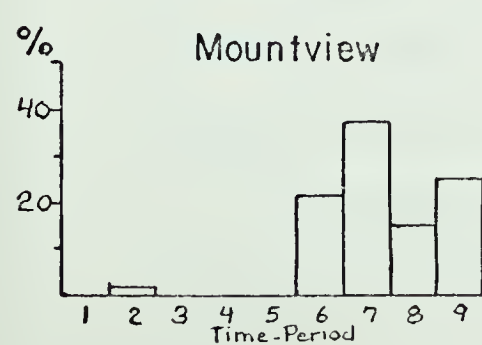
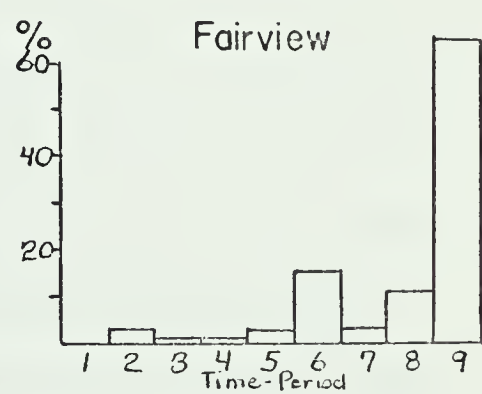
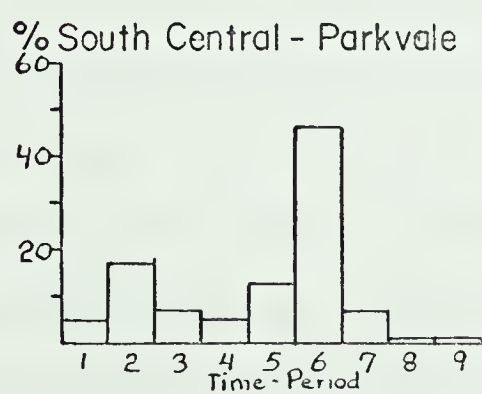
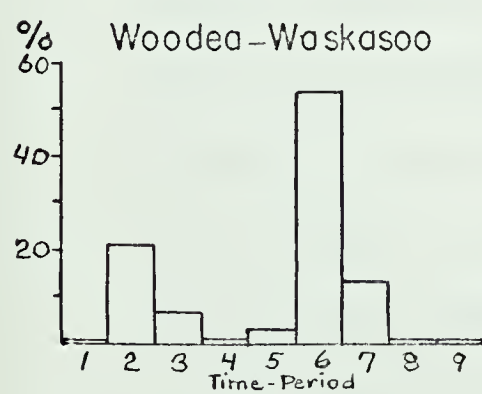
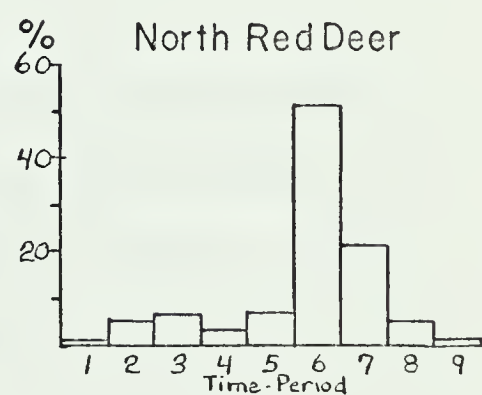
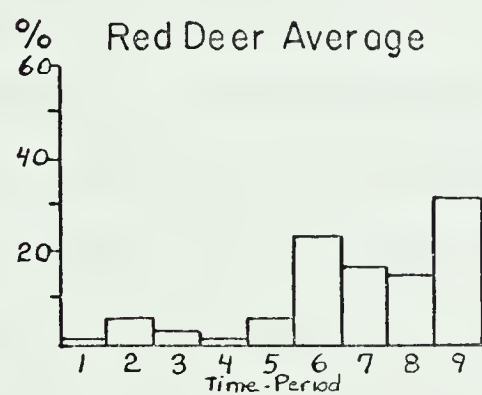
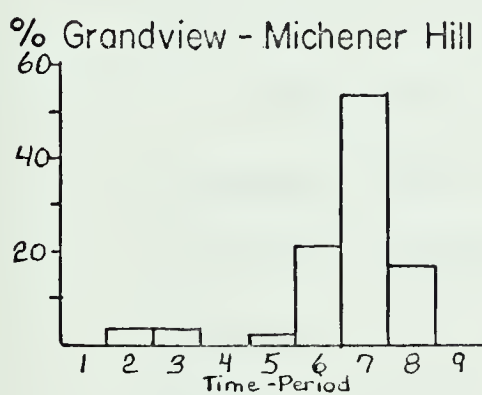
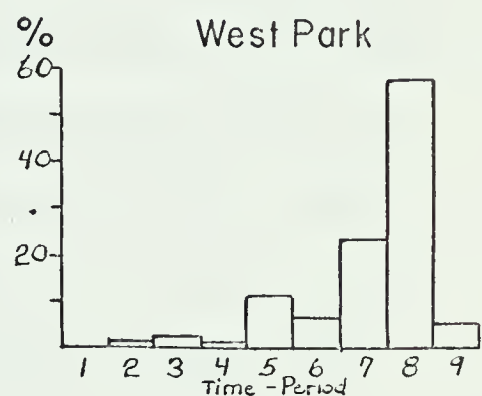


FIGURE 6 - RESIDENTIAL EXPANSION OF RED DEER



**CONSTRUCTION PERIODS**

1-pre 1902	6-1942-1951
2-1902-1911	7-1952-1956
3-1912-1921	8-1957-1961
4-1922-1931	9-1962-1966
5-1932-1941	







## Physical Growth Patterns

As pointed out in Chapter I, once the permanent bridge site was established over the Red Deer River, the Red Deer community started to build its village nearby. The original location of the CBD still exists, although it occupies a larger area today. Residential settlement was to develop first around this center, and at the same time on the river's floodplain. Thus, original residential growth took place largely in the districts adjacent to the CBD; the North Central and South Central-Parkvale area underwent 5.6 and 4.6 per cent of their growth respectively prior to 1902. Other early-settled residential areas were located on the floodplain also - the lower section of North Red Deer and the districts of Woodlea and Waskasoo.

The first district to be situated on the higher surrounding hills was South Hill, for which location along the Edmonton-Calgary highway was likely a major factor. Communities often tend to develop near important lines of transport. Prior to 1942, most of the city's residential development was still contained within the boundaries of the floodplain. It was not until the 1950s that growth on the interfluves was to outstrip that on the valley floor. This new growth was concomitant with the rapid population increase which has occurred in the last twenty years within the city. By this time, much of the available land in the valley had been used up.

The early 1950s saw the establishment of a District Planning Commission in Red Deer and the introduction of a new



form of street design to supersede the usual grid pattern. Morphologically, then, the newer residential districts show the advantages of planning innovations, as some neighbourhood concepts have been incorporated into their physical plans. Some residential districts, built just as these ideas were being introduced, are compounds of the two design concepts. Eastview, Grandiview, Mountview, West Park, and Fairview, all of which had their beginnings before 1950, are developed partially according to the grid pattern, partially in crescents and cul-de-sacs. The newest neighbourhoods, Sunnybrook, Oriole Park, and Morrisroe, constructed mainly since 1961, show only the latter pattern of development in their street design. On the other hand, the North and South Central districts, where street patterns were set long before the District Planning Commission was formed, are entirely laid out according to the familiar grid system.

These districts, whether old or new, are all reasonably compact and unified. North Red Deer, by contrast, was partially developed as urban sprawl beyond the territorial limits of any town council. Some of its growth was completely haphazard, and followed no official plan. The Regional Planning Commission will eventually have to instill some order in this chaotic pattern of development, although according to its present plans for future residential development in Red Deer, other districts will be built up first. Three acres is now the minimum size of lot permitted in this district, largely because there is no sewerage system and the residents must use septic tanks and disposal fields to dispose of domestic





sewage.

As shown in Figure 6, 86.2 per cent of Red Deer's areal residential expansion has taken place in the last quarter-century. The only significant period of physical development before this time occurred in the decade of 1902 to 1911, when 5.9 per cent of the present residential area was developed. It will be recalled that this was a time of relatively rapid population growth in Red Deer and its surrounding hinterland (See Chapter 1).

With general recessions before and after the first World War and only a relatively short respite before the even more serious depression of the 1930s, it is easy to understand why there was so little residential development in Red Deer in the three decades between 1912 and 1941. Only 2.7, 1.2, and 3.8 per cent respectively of Red Deer's residential expansion in toto, took place during these ten-year intervals. That the first and third of these decades have a slightly higher percentage growth than 1922-31, is undoubtedly due to the fact that a few years passed before the recession set in during the 1912-21 interval, while during the latter years of the 1932-41 decade, the Great Depression had lifted. And as shown in Chapter II, at this time centralizing forces, which have recently been important factors in Red Deer's growth, were not strong.

#### The Population Distribution of In-migrants in Red Deer

Generally the areal expansion of residential districts in an urban region is accompanied by an increase of population



in the area. Therefore, the distribution of population in Red Deer will be studied in this section from a temporal point of view.

Information for this section was obtained from Question 9 of the questionnaire, which asked the date the respondent came to Red Deer if it was not his place of birth. Three hundred and twenty-nine persons answered this question; only eleven stated that they had been born in Red Deer (see Question 7). While only the person actually filling in the questionnaire was asked to answer this question, it was felt that the response would often be indicative of the movements of the entire household. From studying published figures on population growth (see Chapter I), it was evident that most of Red Deer's expansion resulted from migration to the city rather than natural increase within it. This was substantiated by the fact that the number of persons per household unit for the city was slightly less than four,<sup>1</sup> and natural increase in a relatively short period could not have made for the population growth which has occurred recently.

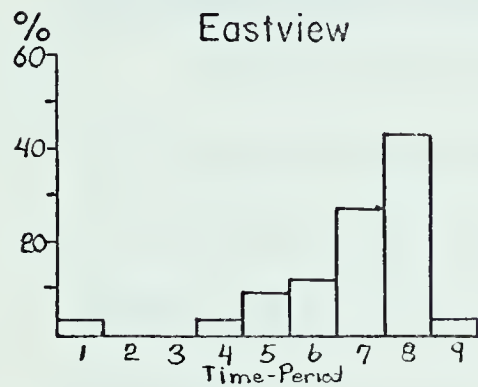
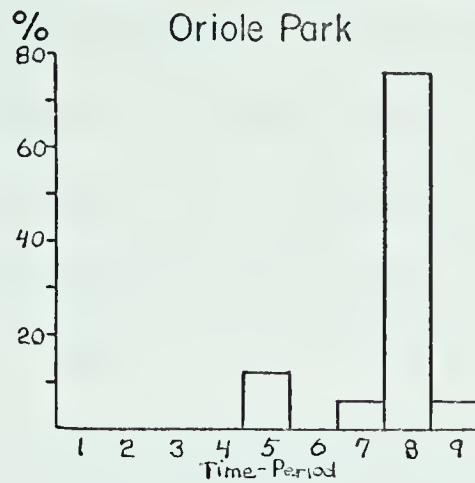
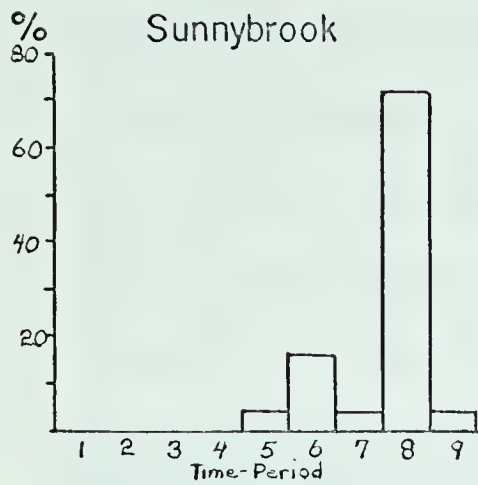
Once the data were collected, the answers were separated according to the residential district in which the respondents lived (See Figure 7). They were also subdivided into time-periods which correspond to dates used on the physical growth map of Red Deer, thus allowing comparisons to be made between the data obtained from both sources. Thus the migration periods ranged from 1902-11 (the earliest period in

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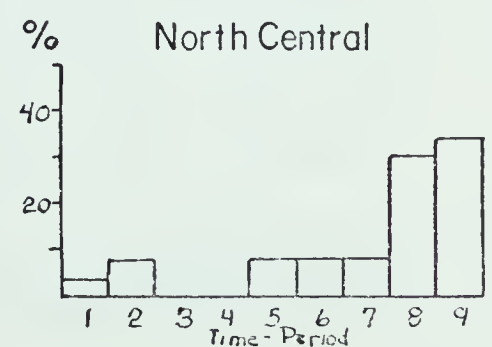
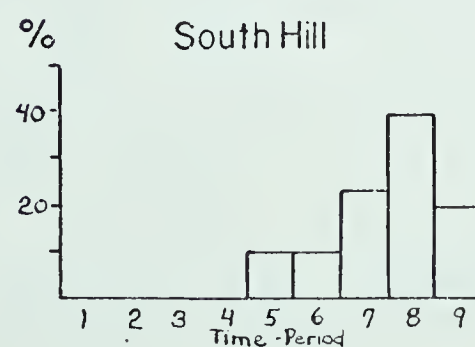
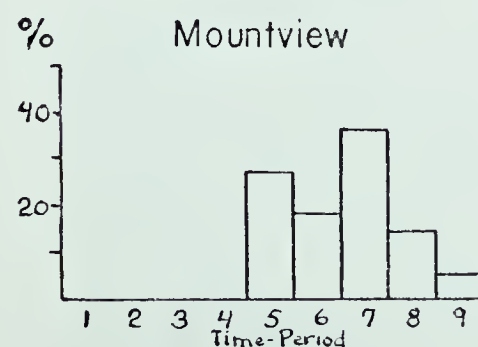
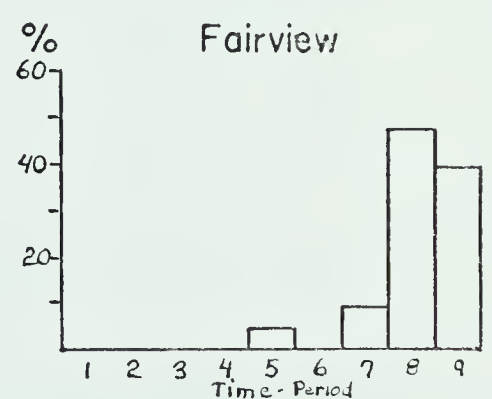
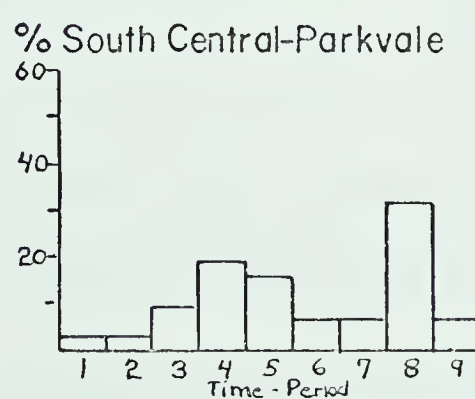
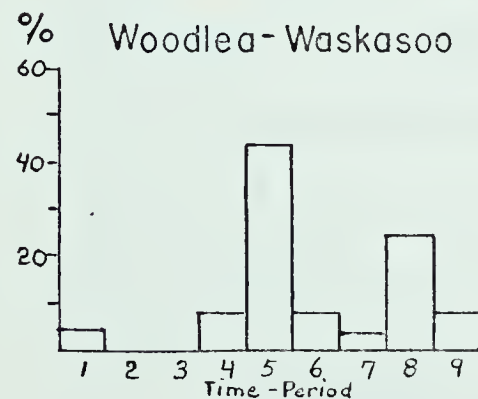
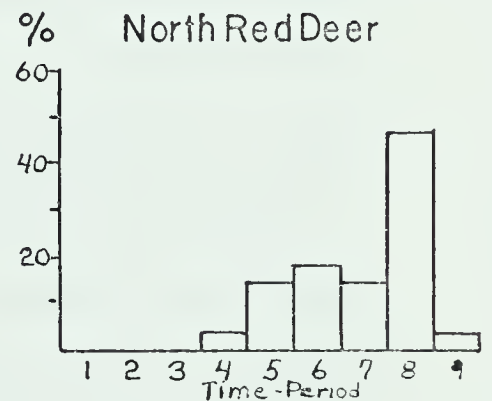
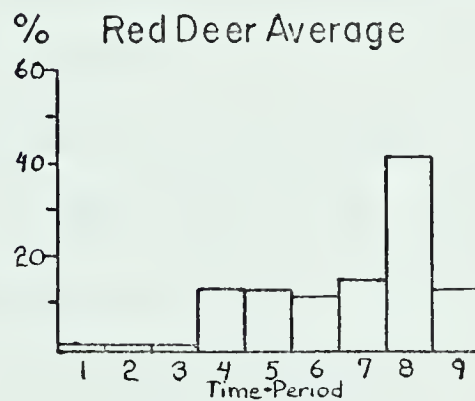
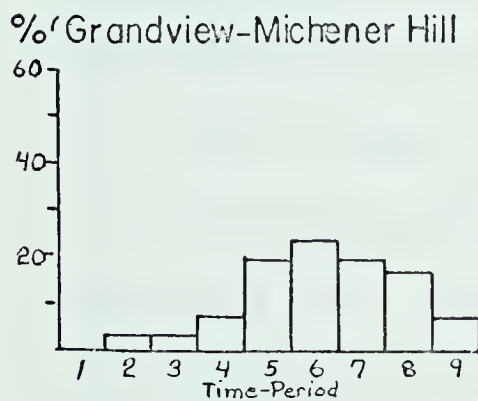
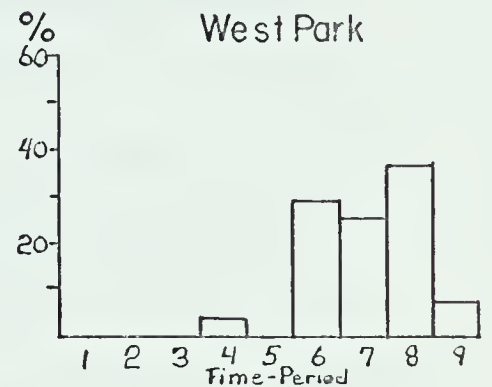
<sup>1</sup> For further discussion of the average household size in Red Deer, see Chapter 7.



FIGURE 7 - DISTRIBUTION OF IN-MIGRATING RESPONDENTS WITHIN RED DEER



IN-MIGRATION PERIODS	
1-1902-1911	6-1951-1956
2-1912-1921	7-1957-1961
3-1922-1931	8-1962-1966
4-1932-1941	9-1967 to Avgl.
5-1942-1951	







which respondents had migrated to Red Deer) until 1962-66 (the last full five-year period corresponding to the dates used on the map). Since 12.5 per cent of the respondents had come to Red Deer since the beginning of 1967, it was felt that migration from this year was significant enough to merit a separate column in the histograms.<sup>2</sup>

#### A Comparison of Population Distribution of In-migrants and The Physical Growth of Residential Districts in Red Deer

Upon examining the physical growth patterns of residential districts within the city (Figure 6), it becomes evident that there are three more-or-less distinct time-groupings among them. One category consists of residential districts developed entirely within the last decade - Sunnybrook, Oriole Park and Morrisroe. A second group consists of subdivisions in which 75 per cent of the development has occurred in the last fifteen years - namely Eastview, Mountivew, Fairview and West Park. The North Central and South Central-Parkvale districts, as well as Woodlea-Waskasoo, South Hill, Grandview-Michener Hill and the North Red Deer areas have expanded slowly throughout all or most of the city's life span. The question which arises from this observation is whether or not there is a correlation between the periods in which the

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<sup>2</sup> Although this recent growth has been very significant in Red Deer, the extremely high percentage figures for migration in the last few years cannot all be considered permanent growth. Undoubtedly not a unique phenomenon of Red Deer, the fact remains that many of the firms situated in the city are branch rather than head offices. Thus employees are transferred from one town to another as a regular occurrence. Families who arrive in Red Deer in 1965 might be transferred out again by 1967. Thus the high percentage of in-migrations to Red Deer in the last five years is not as impressive as it first appears. Pers. comm., D. Cole.



residential districts were developed and the times at which people migrated to Red Deer.

J. Davis Tait finds a similar growth situation exists across the United States, with the period from 1945 to 1960 a significant period in shaping American urban patterns. This period was one of acceleration of urban growth rates and spreading suburbanization in America which he feels "dramatically" altered pre-war concepts of urban sizes and shapes. He also states,

It is a well documented fact that the major portion of the urban population growth since World War II has been associated with the suburban areas of metropolitan regions. Newcomers to the urban scene have tended to locate there. <sup>3</sup>

Have the newcomers to Red Deer tended to locate in the new, peripheral neighbourhoods?

From Figure 7, three categories are again evident among residential districts. In the first, 75 per cent or more of a district's population has migrated to Red Deer within the last six years. It is exemplified by the neighbourhoods of Sunnybrook, Oriole Park, Morrisroe and Fairview. Mountview, West Park, North Red Deer, and South Hill represent the second category, in which all the people who were questioned had come to the city since 1936. Districts forming the third division cover the entire time-continuum from the 1902-11 decade to the present. Eastview, the North Central, South Central-Parkvale, Woodlea-Waskasoo and Grandview-Michener Hill areas make up this group.

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<sup>3</sup> J.D. Tait, "Middle Class Housing in the Central City", Econ. Geogr., Vol. 41, No. 3, 1965, p. 238.





After comparing the two types of time-groups, fairly obvious parallels become apparent. The four last-mentioned districts remain in the third category in both groups. On the other hand, Sunnybrook, Morrisroe and Oriole Park fell within the first time category in both cases. It therefore becomes apparent that there is a certain amount of inertia in Red Deer which tends to stop people moving to newer districts once they have been settled in older areas for a period of time. On the other hand, if people are forced to move, as illustrated by migrations to Red Deer in the last six years, they definitely tend to settle in the newer subdivisions if they have the opportunity.

### Conclusion

The physical development and the population growth (in the form of migration) of residential districts in Red Deer have both been greatest since the end of World War II. The 1962-66 period has been especially significant in both cases. On the other hand, the years of more or less general depression between 1914 and the late 1930s were times of very slow expansion in both respects. Within the framework of physical and migratory development in Red Deer, certain trends are evident. There is a tendency for people who have long settled in one district to stay there. On the other hand, people in the process of moving to the city tend to locate in the newer subdivisions.



## CHAPTER IV

### FACTORS IN MIGRATION OF RESPONDENTS TO RED DEER

People move to urban areas for numerous reasons.

Stanbery suggests the principal causes of migration to be:

1. The desire for better economic opportunities....
2. The attraction of milder or more suitable climates in other areas.
3. Desire for better living or housing conditions....
4. Movement for reasons of health, education or retirements. <sup>1</sup>

However, in Question 10 of the questionnaire, where respondents were asked "Why did you move to Red Deer?", some modifications had to be made to Stanbery's summary. The climatic element was not considered a significant inducement to migrate to Red Deer. On the other hand, it was felt that other reasons might be relatively important, such as the desire to be near relatives and/or friends. Thirdly, dependents in a household may have no choice in the matter of moving to a certain city. But once they arrive in that city, they may stay and thus add to its permanent growth. And there are always a few people who move to a particular city although they have no specific purpose for doing so. Thus, in listing causes for their migration to Red Deer, respondents were asked to check the appropriate answer(s) listed in Table IV. Space was provided for people to indicate other reasons for migration to the city which were not

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<sup>1</sup> Van B. Stanbery, Better Population Forecasting for Areas and Communities, prepared for the U.S. Department of Commerce, Washington, D.C., September 1952, p. 5. See also studies by A. Rose, An Experimental Study of Local Housing Conditions and Needs, Ottawa, 1955; and F.S. Chapin and S.F. Weiss (eds.), Urban Growth Dynamics, New York, 1962.





TABLE IV - REASONS FOR MOVING TO RED DEER

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As a dependent
For employment reasons
To be near relatives and/or friends
Because of the attractiveness of Red Deer
For services found in Red Deer
For retirement
For no particular reason
Other reasons

---

specifically suggested in the column. However, only one response, "to help other people of my faith", did not fit into the above classification. This was put under the "altruistic" column in Figure 8.

### Methodology

Information obtained from Question 10 of the questionnaire was divided according to residential districts, as in previous chapters. It was then possible to note the importance of each factor mentioned in Table IV in the overall picture of migration to Red Deer, and to examine variations in their significance among the residential districts of the city. Two types of histograms were constructed. One indicates the overall importance of each factor per residential district in the migration to Red Deer. Thus the significance of each column or factor was determined out of a possible 100 per cent. In Sunnybrook, 20 per cent of the people questioned indicated that one of their reasons for coming to Red Deer was as a dependent, while 84 per cent stated that employment was one inducement for moving there. This shows that for a significant number of households, migration to Red Deer has



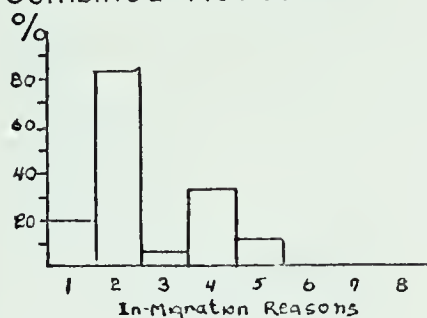


# FIGURE 8 - REASONS FOR MIGRATION TO RED DEER

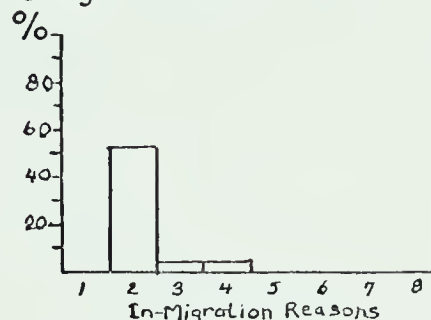
## REASONS FOR MOVING TO RED DEER

- |                                  |                             |
|----------------------------------|-----------------------------|
| 1. As A Dependent                | 5. For Services Provided    |
| 2. For Employment                | 6. For Retirement           |
| 3. To Be Near Family and Friends | 7. For No Particular Reason |
| 4. Attractiveness of R.D.        | 8. Altruistic Reasons       |

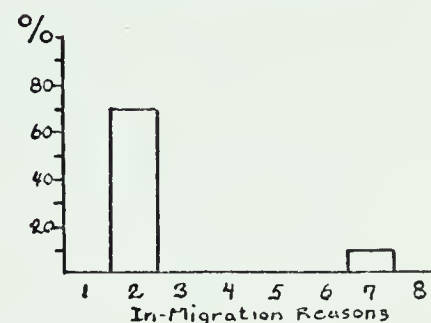
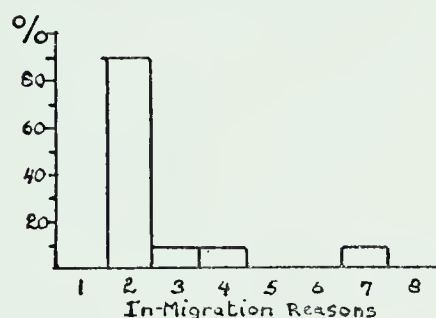
### Combined Reasons



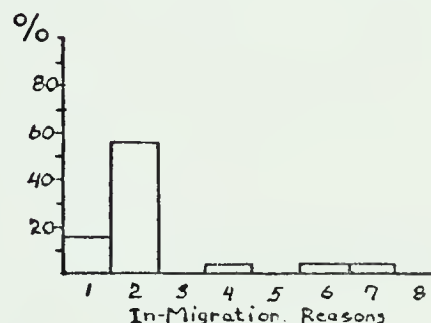
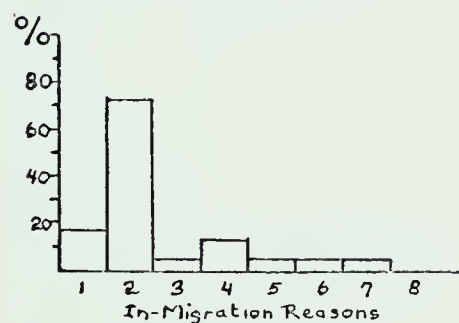
### Single Reason



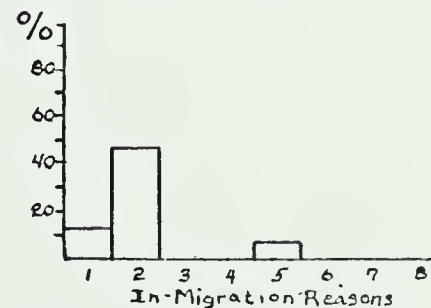
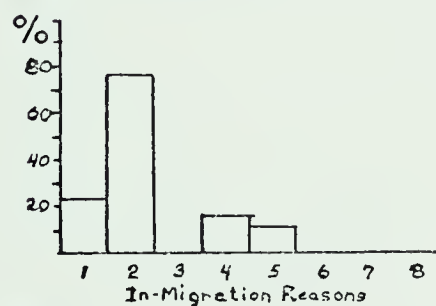
Sunnybrook



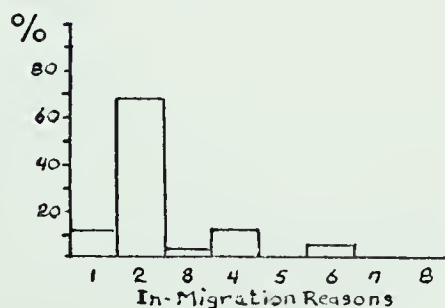
Morrisroe



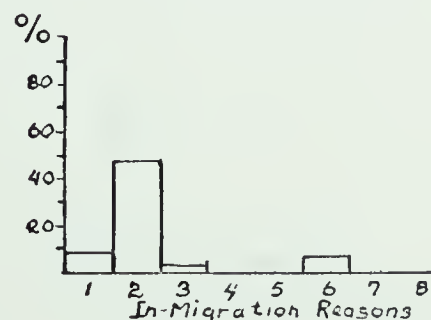
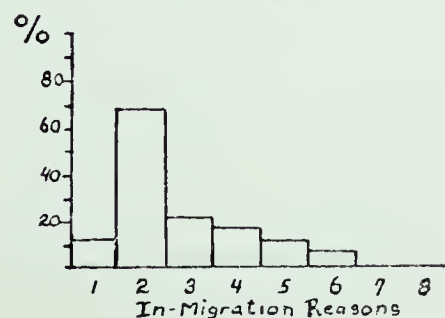
Mountview



Violet Park



West Park

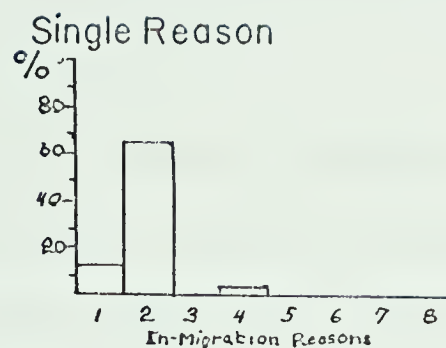
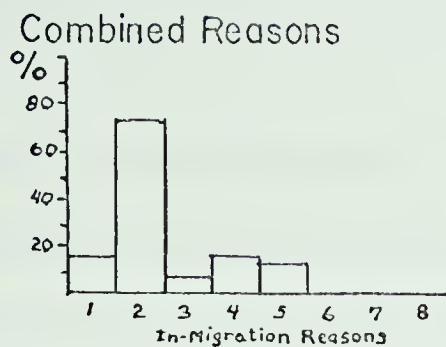


Eastview

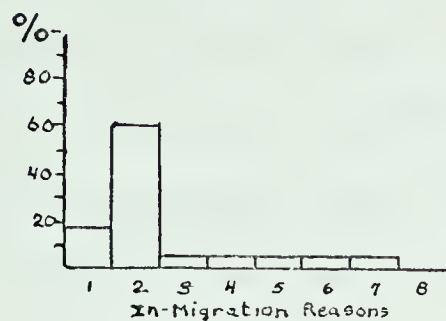


Figure 8 (Continued)

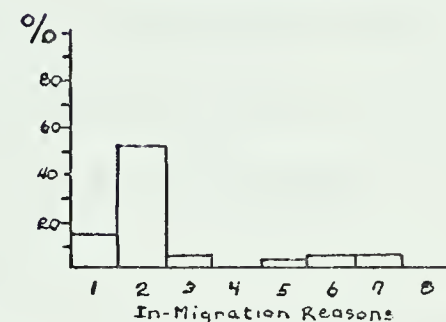
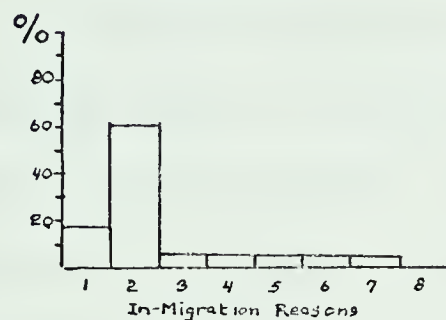
Airview



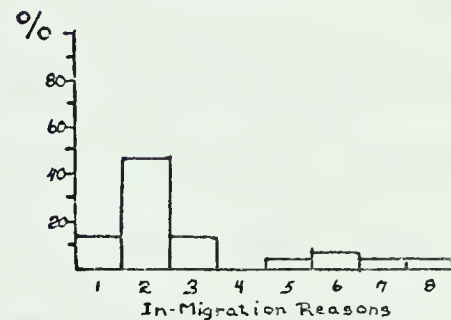
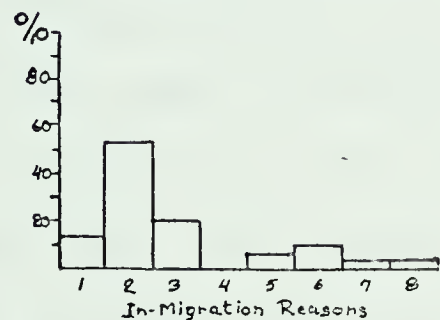
North Central



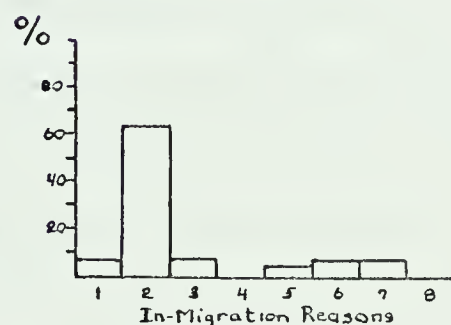
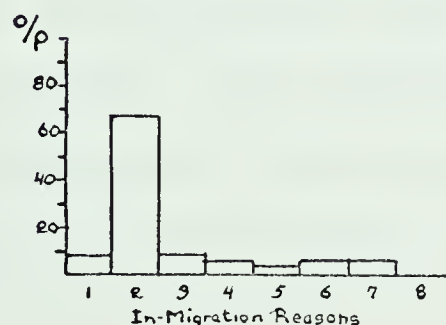
South Central-  
Arkvale



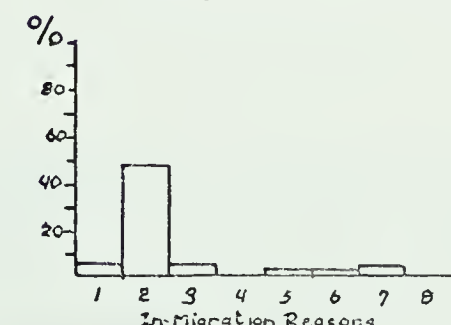
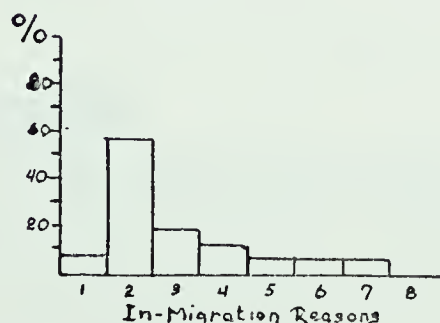
North Red Deer



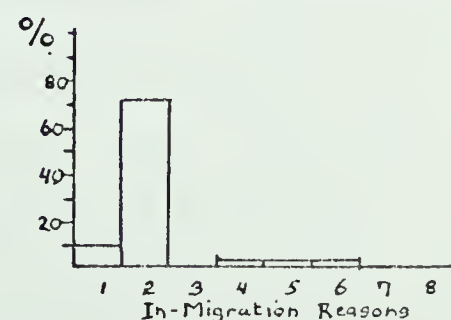
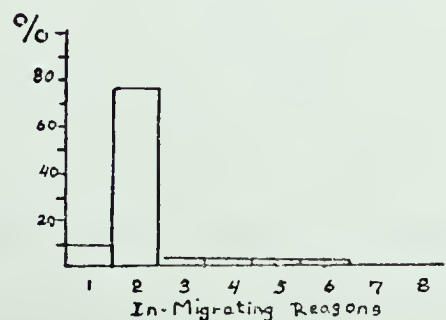
South Hill



Woodlea-  
Waskasoo



Grandview-  
Richener Hill







involved a combination of factors, not always a single reason. Histograms indicating this phenomenon are found in Figure 8.

On the other hand, many households have only one dominant reason for moving to a specific urban area. Thus the second type of histogram found in Figure 8 shows the percentage of respondents who indicated only one factor influencing their move to Red Deer. Upon examining this type of histogram, it becomes apparent that 52 per cent of the people in Sunnybrook came to Red Deer for one reason only - for employment. For another 4 per cent of the respondents in this district, "to be near relatives and/or friends" was the one factor which caused their migration to the city. A further 4 per cent came solely because Red Deer was an attractive place in which to live. By adding the percentages indicated in this type of histogram, it is possible to determine the number of households which came to Red Deer because of one factor only. For Sunnybrook, the figure is 60 per cent. Conversely, for 40 per cent of the residents of this neighbourhood, more than one reason influenced their move to the city.

### Conclusions

Upon examining Figure 8, it immediately becomes evident that by far the most significant factor influencing migration to the City of Red Deer has been employment opportunities. Sixty-eight per cent of people questioned stated that this was one reason for their coming to the city; 56.9 per cent showed it as the only cause instigating their move. The second most important factor leading to migration to Red



Deer was "as a dependent." Thirteen per cent of the respondents checked this category as one of the determinants influencing their move; 9.7 per cent indicated it as the sole reason for coming to the city. As a general factor, the attractiveness of the city was the third-largest magnet which drew people to Red Deer (11.8 per cent). Ten per cent of the respondents indicated that the desire to be near family and/or friends was the one reason for their coming to the city. This is the fourth largest factor influencing migration. It becomes clearly evident, then, that no single factor can be cited as the only cause of migration to this urban region. On the other hand, the importance of employment opportunities as an enticement to migration to the city cannot be overlooked.

If these are instigating characteristics for migration to Red Deer as a whole, are there any differences or deviations from the norm in individual neighbourhoods? And since the employment factor is so significant for migrations to the city as a whole, why should its importance vary so widely from district to district? Ninety per cent of the respondents in Morrisroe stated it as a reason for migrating to the city; only 52.6 per cent did in North Red Deer. The answer becomes evident when Question 19 of the questionnaire is examined. It asks the occupation of the respondent. In the North Central, South Central-Parkvale, North Red Deer, Eastview, South Hill and Woodlea-Waskasoo residential districts, 30.7, 21.9, 20.8, 15.9, 15.4, and 14.3 per cent respectively of the people answered that they were retired. These percentages differ remarkably from the next highest percentage category of 4.3





per cent of the residents of Mountview who stated that they were retired. The above-mentioned districts correspond exactly to the subdivisions where the employment-factor in migration to the city was the lowest. Of the respondents, 52.6, 54.0, 57.0, 60.0, 68.0, and 69.0 per cent respectively (in the six lowest percentage groups) in North Red Deer, North Central, Woodlea-Waskasoo, South Central-Parkvale, South Hill and Eastview indicated that they came to the city for employment reasons.

Although these percentages strongly suggest a link between the importance of the employment factor and the number of retired people in an area, the fact that a person is retired now does not necessarily mean that he came to Red Deer for that reason. It was therefore necessary to study the percentage importance of the retirement factor as a general reason for respondents' coming to the city. The districts with an above-average percentage of their respondents indicating retirement as one reason for moving to the city were North Red Deer, Eastview, Woodlea-Waskasoo, North Central, West Park, South Hill and the South Central-Parkvale areas. These were the seven districts with the lowest employment-migration percentage figures. On the other hand, Morrisroe, Sunnybrook, Oriole Park and Fairview, with general migration percentage figures for employment of 90.0, 84.0, 76.7, and 73.9 per cent respectively, held four of the top five positions for this factor. In these neighbourhoods, no respondent indicated that he came to Red Deer for retirement. The non-correlation between employment and retirement, then, is





clearly evident.

There also appears to be some correlation between the migration of people to Red Deer for retirement and to be near relatives and/or friends. Districts with the highest average of respondents mentioning the latter reason as one of the factors influencing their move were Eastview, North Red Deer, Woodlea-Waskasoo, North Central, Morrisroe and South Hill. Percentages for this factor in these areas were 21.0, 21.0, 19.0, 14.4, 10.0, and 9.3 per cent respectively. Within this group only Morrisroe was not one of the districts having a high average of people migrating to Red Deer for retirement purposes.<sup>2</sup>

The districts of Sunnybrook and North Red Deer showed the two most interesting variations from the average 11.8 per cent of the population whose moves had been influenced by the attractiveness of Red Deer. In Sunnybrook, 32 per cent indicated it as a reason; no one in North Red Deer did. As already pointed out, much of North Red Deer first developed as urban sprawl. Many of the city services which make a district look neat and are taken for granted in most residential areas, paved and curbed roads, and sidewalks are missing from much of this area. On the other hand, Sunnybrook, with an above-average household income (see Chapter V), is a new district of modern design, spacious footage per individual lot, with most of the amenities of a well-planned neighbourhood - for example, many green open spaces and

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<sup>2</sup> The results obtained from Morrisroe are likely less conclusive than from other districts. Only ten questionnaires were returned from this area.



underground wiring. All services supplied by the City of Red Deer are amply provided for in this district. People living in Sunnybrook were obviously aware of the advantages of such amenities when they moved to the city. Conversely, residents of North Red Deer were not influenced by such factors, and thus moved to a district lacking many of these amenities. It is also possible that their answers have since been colored by their present environment. These remarks can generally be applied to all the subdivisions in Red Deer. Respondents in the newer districts all displayed a near or above-average awareness of the visual amenities provided by the city. They are represented by Sunnybrook, Eastview, Fairview, Oriole Park, Mountview, West Park and Morrisroe, showing values of 32.0, 18.0, 17.4, 17.3, 13.0, 10.4 and 10.0 per cent respectively for this migration factor. In contrast, North Red Deer, Grandview-Michener Hill, the South Central-Parkvale and South Hill districts have lower averages for this "attractiveness" category. The relevant percentages in these older districts were 0.0, 3.3, 6.0 and 6.2 respectively. The two exceptions to this generalization are the North Central and Woodlea-Waskasoo areas, older districts with fairly high averages for this factor. However, there normally appears to be a relationship between the amenities of the district in which a household is living and the respondent's awareness of the attractiveness of the environment.

In regard to people moving to the city for services provided, no really obvious pattern was apparent among the various residential areas. It was felt that people moving





to Red Deer directly from farms might be more concerned with the services provided by the city than households migrating to it from other towns and cities. But no such relationship was found. There is a tendency again, however, for respondents in the newer districts to have been more aware of services provided by the city in their decision to move to Red Deer than the inhabitants of the older districts. Residents of four of the seven newer subdivisions - Fairview, Sunnybrook, Eastview and Oriole Park - showed an above-average interest in this factor when they decided to move to the city. Conversely, inhabitants of five of the six older districts displayed below-average concern for this factor. The fact that residents of the North Central area, an older district, were so concerned with this service-migration factor may be related to the higher percentage of its population moving to the city for retirement. It might then be asked, of course, why other districts with high retirement-migration factors were not more concerned with services found in the city. Again, the fact that the service-migration oriented respondents tend to live in the newer districts may be related to their desire for the modern facilities provided, be they new schools, many open spaces, or underground wiring. These are more likely to be found in the newer districts.

In regard to people coming to Red Deer for no particular reason, the pattern which becomes evident is the general lack of this trait in the newer subdivisions and its appearance in the older. Respondents in only two of the seven newer districts displayed this tendency as a migration factor.



Respondents in five of the six older districts, Woodlea-Waskasoo, South Hill, South Central-Parkvale, North Central and North Red Deer, did show it. This is possibly because people with no reason for coming to a city may leave again shortly. Therefore they do not want to put up with the expenses and problems of keeping a new home, and so tend towards renting dwellings in the older districts nearer the center of town.

### Summary

People move to urban areas for many different reasons. Often more than one factor instigates their move. While the majority of households in Red Deer, 79.8 per cent, moved to the city for one reason only, a combination of factors influenced the move for 20.2 per cent. Of these migration factors, employment opportunity was by far the most significant. This is to be expected as an income-providing job is necessary for most households to survive. Although this was the major determinant for people coming to Red Deer, there were still other influential factors as well. Thirteen per cent of the respondents came to the city as dependents, they themselves having little or no choice in the move. The attractiveness of the city was a factor in the moves of 11.8 per cent. This reason by itself influenced only 2.7 per cent of the people to come to the city. Thus it was usually found within a combination of migration factors. This was also true of respondents coming to Red Deer for retirement. In this case, there was a correlation between the retirement factor and the desire of these



respondents to be near family and/or friends.

When the attractiveness of the city and services provided by it were factors in the decision to move to Red Deer, people usually came to the newer residential districts in the city, where such amenities were more likely to be found. For those who had no particular reason for moving to Red Deer, a choice of location in the older districts was apparent. This might be linked with their desire for rental accommodation.





## CHAPTER V

### INCOME AND EMPLOYMENT CHARACTERISTICS

Employment has been by far the most significant factor influencing respondents to move to Red Deer. It will therefore be studied in more detail in this chapter. Two approaches will be used: the first according to types of occupations found in Red Deer, and the second according to industries. Both the over-all picture of employment and a more detailed breakdown of jobs in individual neighbourhoods will be reviewed. Since income is closely related to type of occupation, it also will be examined from a city-wide viewpoint and according to patterns found in the various residential districts.

Statistics representing income and employment factors in Red Deer were obtained from Question 19 of the questionnaire, which asked "Where do all the employed people in your dwelling work?" Space was also provided for respondents to indicate the income group in which their salary fell: under \$3,000; \$3,000-\$5,999; \$6,000-\$8,999; \$9,000-\$11,999; and over \$12,000.

Questionnaires were returned by approximately 5 per cent of the households in Red Deer, and not all respondents answered this question. Therefore comparisons of percentages of the labour force working in various industries and occupations in Red Deer were made with Canada, Alberta, Edmonton and Red Deer as revealed in the 1961 Census, to ascertain whether the questionnaire data were reliable. It must be



emphasized that these statistics are for 1961, while those obtained from the questionnaire represent the situation in 1967; there may have been some changes in the six years.

### Methodology

Information from the questionnaires was separated according to residential districts. A detailed breakdown of employment characteristics was made, based on classifications used in Volume III of the Canadian Census of 1961. It categorized employment according to types of industry and occupation. When discussing residential neighbourhoods in Red Deer itself, however, two additional columns were added to this classification. One indicates the percentage of retired people; the other shows proportion of unemployed in each district. These subdivisions were added to Tables V and VII; it was felt both categories would be useful. By including the unemployed on a percentage basis, a more accurate idea of the total possible work force can be gained. And by specifying the percentage of retired people found in each district, a clearer picture of the income characteristics within it will be formed, as well as an idea of the percentage of households in a neighbourhood which makes up the labour force. Since these categories were added to the classification in all districts of Red Deer, the percentage picture of respondents found in each subdivision would still be valid when comparing employment characteristics among districts.









## Employment Classification By Occupation

An Employment Classification by Occupation for Red Deer is found in Table V. Percentages of the work force employed in each occupational category are shown both for individual districts and as a city average. Retirement and unemployment figures are indicated for all areas where these phenomena exist. However, these latter two columns are not represented in Table VI which compares the city-wide proportions of the labour force working in each occupation with statistics for Canada, Alberta, and the city of Edmonton.

TABLE VI - EMPLOYMENT CLASSIFICATION BY OCCUPATION

CANADA: ALBERTA: EDMONTON: RED DEER

Occupation	Percentage in Each Occupation				
	Can.*	Alta.*	Edm.*	R. Deer*	R. Deer**
Managerial, owners	5.2	6.2	6.7	11.3	13.4
Professional, tech.	10.7	11.7	12.3	11.3	23.6
Clerical	15.4	15.0	18.7	11.8	9.9
Sales	7.1	8.2	8.9	9.3	9.9
Service, recreation	13.7	15.4	15.1	21.5	10.2
Transport, communic.	6.8	7.0	7.2	6.6	9.3
Farmers, farm labour	2.4	5.1	.9	1.2	.6
Craftsmen	27.4	21.2	22.1	18.5	14.4
Foremen					1.6
Labourers, unskilled	5.8	5.3	4.9	4.6	6.4
Defence					2.2

Source: Census of Canada, 1961; and questionnaire data, 1967

\* 1961, Census of Canada

\*\* 1967, questionnaire data

In showing comparable data from other areas it was hoped to determine whether or not the occupational statistics gained





from the questionnaire were relatively accurate and whether the occupational work force was similar to other areas.

Upon examining Table VI, it is noted that the percentages for managerial and professional categories in Red Deer are much higher than in comparable columns for Alberta, Canada, and Edmonton. There are two possible reasons for this. People enjoying managerial and professional status would generally have more formal education than those in other types of occupations. When faced with the choice of filling out a non-compulsory questionnaire, therefore, they would perhaps be more interested in doing so (See Introduction). On the other hand, it will be noted that a higher percentage of the work force in Edmonton holds occupations in these categories than in Alberta or Canada as a whole. Professional and managerial occupations are concentrated in urban areas. The Deer Home, Alberta School Hospital and General Hospital, plus the vocational school and Junior College provide jobs for many persons of professional status. The many branch offices in Red Deer might have a higher proportion of managers to employees than in a larger city. Likely both suggestions partially explain this high proportion of managerial and professional categories found in Red Deer.

Characteristics of any one city cannot be expected to correspond exactly to that of another city or province. Unique factors always influence the growth of a particular urban region. But after comparing Red Deer statistics from the questionnaire with those of the Census, figures from the questionnaire were deemed relatively accurate. There-





fore employment characteristics found in individual residential districts (Table V) were examined more closely.

While an average 11.0 per cent of respondents throughout the city indicated that they are retired, the older districts generally have the larger percentages of retired people. Eastview, a fairly new district, is the one exception to this observation, since 15.9 per cent of its respondents were retired. This might be related to some extent to the number of apartments and other multiple dwelling units found along Ross Street and also to the older dwelling units found in the northern part of the neighbourhood. The North Central and South Central-Parkvale areas adjacent to the CBD contain the highest concentrations of retired people, 30.7 and 21.9 per cent respectively. Other older districts, North Hill, South Hill, and Woodlea-Waskasoo also contained a high proportion of retired people - 20.8, 15.4 and 14.3 per cent of their respondents respectively.

Because of the older dwelling units present in these areas, lower housing costs also exist in these districts.<sup>1</sup> Persons on generally low and fixed incomes would more likely be able to afford these homes. And, as shown in Chapter 3, inertia often seems to prevent persons from moving to newer neighbourhoods once they have lived in a certain district for a long time. These factors probably explain the greater numbers of retired people in the older districts of Red Deer. An additional advantage of living in the central residential areas is their location near the shopping and service facilities provided by the CBD.



Newer residential districts seem to have the greater proportion of their work force employed in managerial and business ownership positions. Fairview, Sunnybrook, West Park, Oriole Park, Mountview, and Eastview have above-average percentages of their work force in these occupational categories - 21.7, 20.8, 19.2, 17.6, 17.4, and 15.9 per cent respectively. The one exception to this pattern is the older district of Woodlea-Waskasoo; 14.3 per cent of its labour force is also found in this occupational subdivision. This situation might be related to the generally more expensive homes found in these areas (see Chapter 8), which people with above-average incomes would be able to afford.

Of the respondents for Red Deer as a whole, 20.8 per cent indicated that they held professional or technical occupations. Sunnybrook had by far the largest percentage holding jobs in this type of occupation, followed by districts closest to the Deer Home and Alberta School Hospital - Grandview-Michener Hill with 30.6 and Eastview with 29.5 per cent. This was likewise true of South Hill in which the General and Richard Parsons Auxiliary Hospitals are located. And Table VII, an employment classification in Red Deer by industry, shows that a high percentage of people in the health and welfare fields live in these three last-mentioned districts; and they account for the large percentage of professionals in these areas. Nurses, involved in much shift work, often want to live close to their place of employment. The Woodlea-Waskasoo district, closest to the high school, junior college, and vocational school complex, has 20.0 per cent of its respondents in pro-





fessional and technical jobs. Again, considering the industrial classification in Table VII, the high percentage of professionals in this district can mainly be explained by the number of educationists living there.

The North Central, South Central-Parkvale and Woodlea-Waskasoo districts are the closest to the CBD and have the largest percentages of workers in clerical positions. Persons in these occupations may desire a short journey-to-work. But proximity to work does not explain the scattered pattern of residence of people in the sales and service-recreation categories in Red Deer; most residential districts have some representatives in these lines of work. Such jobs generally do not require much training and therefore lend themselves to part-time work for women. Hence it could be expected that people throughout the city would be employed in these occupations. In South Hill, 15.4 per cent of the respondents are employed in the service-recreation category. This might be related to the large number of motels, restaurants and tourist facilities found along Gaetz Avenue at the south end of the city.

No apparent pattern is evident among the residential districts when examining transportation and communication, and crafts occupations. There is, however, a concentration of the former type in Oriole Park and West Park. The Mountview, Grandview-Michener Hill, Fairview, North Red Deer, and South Hill areas have an above-average percentage of their work force employed by the crafts occupations.

To some extent, unskilled labourers are found in districts



having smaller proportions of their respondents occupied in professional and managerial categories. Sunnybrook, Morrisroe, Eastview, and Woodlea-Waskasoo, all with fairly high proportions employed in these types of occupations, had no respondents indicating that they were labourers. On the other hand, South Central-Parkvale, North Central and South Hill, all with an above-average percentage of labourers, have a lower proportion of their work force occupying professional and managerial positions. However, West Park, Oriole Park, and the Grandview-Michener Hill areas have high percentages of their labour force in all three of these types of occupations. They do not support this general conclusion.

Persons with professional and managerial occupations tend to live in neighbourhoods or subdivisions with a high economic status. Those within the health and education fields especially tend to live near their work, as do persons holding clerical occupations. On the other hand, people employed in sales and service-recreation occupations, which generally do not require much training, are drawn from all residential areas of the city. A tendency exists for labourers to live in districts which contain only small proportions of persons employed in managerial and professional fields.

#### Classification of Employment by Industry

Table VII, like Table V, includes retirement and unemployment categories in its classification of employment. The labour force in this table is subdivided according to the





TABLE VII - EMPLOYMENT CLASSIFICATION BY INDUSTRY IN RED DEER

District																				
	Sunnybrook	Morrisroe	Mountview	Oriole Park	West Park	Eastview	Grandview-Michener Hill	Fairview	North Central	South Central-Parkvale	South Hill	North Red Deer	Woodlea-Waskasoo	All Red Deer						
Number of answers	23	10	23	17	25	44	36	21	19	25	20	22	31	315						
Percentages in:	4.3	--	--	--	--	--	--	--	--	--	--	--	3.2	0.6						
Agriculture	--	--	--	--	--	4.5	2.8	14.3	--	--	5.0	9.1	6.5	3.5						
Manufacturing	--	--	8.7	--	--	2.3	2.8	4.8	--	4.0	--	4.5	3.2	2.5						
Food & beverage	--	--	--	--	--	--	2.8	--	--	--	--	--	--	0.3						
Furniture & fixt.	--	--	4.3	--	--	--	2.8	4.8	--	--	--	--	3.2	1.0						
Wood	--	--	--	--	--	--	--	--	--	--	--	--	--	0.3						
Printing & publ.	--	--	--	--	--	--	--	--	--	--	--	--	--	0.6						
Metal fabricating	4.3	--	4.3	--	--	--	--	--	--	--	--	--	--	0.3						
Transport equip.	--	--	--	--	--	2.3	--	--	--	4.0	--	--	--	0.6						
Elec. products	--	--	4.3	--	--	--	--	--	--	--	--	--	--	0.3						
Non-metallic	--	--	8.7	--	--	--	2.8	--	5.3	--	--	--	--	0.3						
Petrol & coal	4.3	--	--	17.6	4.0	4.5	2.8	--	--	--	--	--	--	3.5						
Miscellaneous	--	--	--	--	--	--	2.8	--	--	--	--	--	--	0.3						
Construction	--	--	--	--	--	--	--	--	--	--	--	--	--	0.3						
General	--	--	4.3	--	4.0	--	--	4.8	--	4.0	5.0	9.1	--	2.2						
Special Trade	--	10.0	--	5.9	4.0	--	--	--	--	--	--	--	--	1.0						
Transport, communic.	--	--	4.3	5.9	12.0	6.8	2.8	4.8	5.3	4.0	--	--	--	3.8						
Transport	--	--	--	--	--	--	--	--	--	4.0	--	--	--	0.3						
Storage	--	--	--	--	--	--	--	--	--	4.0	--	--	--	3.5						
Communications	--	10.0	--	11.8	4.0	2.3	--	9.5	--	4.0	5.0	4.5	3.2	1.9						
Utilities	--	10.0	--	--	4.0	4.5	--	4.8	--	--	--	--	3.2	1.9						





TABLE VII (Continued)

District	Sunnybrook	Morrisroe	Mountview	Oriole Park	West Park	Eastview	Grandview-Michener Hill	Fairview	North Central	South Central-Parkvale	South Hill	North Red Deer	Woodlea-Waskasoo	All Red Deer
Trade	4.3	--	13.0	--	--	--	--	--	--	--	--	--	6.5	1.9
Wholesale	17.4	10.0	13.0	11.8	28.0	11.4	11.1	23.8	10.5	16.0	10.0	9.1	16.1	14.6
Retail	--	--	--	11.8	4.0	2.3	2.8	4.8	--	--	--	--	3.2	2.2
Finance	--	--	--	--	--	2.3	2.8	--	--	--	--	--	--	0.6
Finance	--	--	4.3	--	--	--	2.8	--	--	--	--	--	--	0.6
Insurance	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Real estate	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Service	30.4	--	4.3	--	12.0	11.4	11.1	4.8	10.5	--	5.0	--	12.9	8.9
Education & rel.	--	30.0	17.4	5.9	4.0	18.2	19.4	9.5	5.3	16.0	25.0	13.6	6.5	13.0
Health & welfare	--	--	--	5.9	4.0	--	5.6	--	--	--	--	9.1	--	1.9
Religious	--	--	--	--	--	2.3	--	--	--	--	5.0	--	--	0.6
Recreational	--	--	--	--	--	2.3	--	--	--	--	--	--	--	--
Personal	4.3	--	--	17.6	4.0	2.3	--	4.8	5.3	4.0	10.0	18.2	12.9	6.0
To business & man.	4.3	10.0	4.3	--	4.0	2.3	5.6	4.8	--	--	--	--	--	2.5
Miscellaneous	4.3	--	--	--	4.0	--	--	--	--	--	--	--	--	0.6
Public administration	8.7	--	--	--	--	--	--	--	--	--	--	--	--	0.6
Federal government	13.0	--	--	--	--	--	11.1	--	--	--	--	--	3.2	3.2
Provincial gov't.	--	--	--	5.9	--	2.3	2.8	--	5.3	4.0	--	--	--	1.3
Local government	--	20.0	4.3	--	--	--	2.8	--	5.3	4.0	5.0	--	--	2.2
Defense	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Retired	--	--	--	--	4.0	15.9	2.8	--	42.1	28.0	20.0	22.7	16.1	12.1
Unemployed	--	--	--	--	--	2.3	--	--	5.3	--	5.0	--	--	1.0

Source: questionnaire data, 1967



type of industry in which the workers are employed rather than according to the work which they actually do. All industries represented in the questionnaire were categorized. Since the city is relatively small, not all possible types of industries are found within its economy, but the industrial classification still provides a greater number of subdivisions than the occupational classification. Statistics for each residential district are shown in Table VII. The information was obtained from Question 19 of the questionnaire.

Table VIII, on the other hand, compares industrial figures for Red Deer with provincial and national ones. Differences among these regions are generally not obvious as usually smaller proportions of the work force are engaged in any given type of industry than in occupational categories. The retirement and unemployment categories are omitted from Table VIII so that the percentages for Red Deer are directly comparable with those for Edmonton, Alberta and Canada. Most industries in Red Deer show the same general employment characteristics as elsewhere in Canada. But there are differences. As might be expected, most manufacturing industries employ a smaller percentage of the work force in Red Deer than they do elsewhere. Because the city is small, these industries would often be less economical to develop than in larger urban centers, being farther from a large labour force, a large market, and with fewer firms to supply needed input materials. The exception to this general trend is the relatively large percentage of workers employed in the petroleum and coal industry. Red Deer is the largest urban center near the





TABLE VIII - EMPLOYMENT CLASSIFICATION BY INDUSTRY; CANADA:

## ALBERTA: EDMONTON: RED DEER

Industry	Percentage in Each Industry			
	Canada*	Alberta*	Edmonton*	R. Deer**
Agriculture	2.2	4.9	0.6	0.7
Manufacturing				
Food & beverage	3.9	3.5	4.3	4.0
Furniture & fixt.	0.6	0.2	0.4	2.9
Wood	1.7	0.8	0.7	0.4
Printing & publ.	1.5	1.0	1.0	1.1
Metal fabricating	1.8	1.0	1.5	1.4
Transport equip.	2.2	0.5	0.6	0.7
Elec. products	1.6	0.1	0.1	0.7
Non-metallic	0.8	0.6	0.3	0.4
Petrol & coal	0.3	0.7	1.0	4.0
Miscellaneous	0.9	0.2	0.3	0.4
Construction				
General	3.8	5.5	5.1	2.6
Special trade	2.8	3.0	3.6	1.1
Transport, communic.				
Transport	6.5	7.3	7.3	4.4
Storage	0.3	0.9	0.4	0.4
Communications	2.4	2.6	2.6	4.0
Utilities	1.3	1.3	1.0	2.2
Trade				
Wholesale	4.8	6.9	8.3	2.2
Retail	10.2	11.6	12.0	16.8
Finance				
Finance	2.0	2.1	2.1	2.6
Insurance & rl. est.	1.9	1.5	2.0	1.4
Service				
Educ. & related	4.9	5.6	5.4	10.2
Health & welfare	5.3	5.9	6.5	15.0
Religious	1.0	0.8	0.6	2.2
Recreational	0.6	0.8	0.8	0.7
Personal	6.2	6.8	6.4	7.0
To business & man.	1.4	1.5	1.8	2.9
Miscellaneous	0.9	1.1	1.4	0.7
Public administration				
Federal government	2.1	1.8	5.6	0.7
Provincial gov't.	1.3	1.9	3.6	3.6
Local government	2.3	3.0	3.2	1.5
Defense	3.2	4.0	3.0	2.6

Source: Census of Canada, 1961; and questionnaire data, 1967

\* 1961, Census of Canada

\*\* 1967, questionnaire data



Joffre and Caroline fields. Ninety-seven firms in Red Deer are directly connected with the petroleum industry. Thus a relatively high proportion of Red Deer's work force (4.0 per cent) is employed in this industry.

The lower percentage of workers found in the construction industry may reflect the reduction in building which has occurred in Red Deer and Alberta generally during the years of 1966 and 1967.<sup>3</sup> It must also be remembered that the percentages for Red Deer are based on questionnaires completed in the summer of 1967. Percentages of occupations and industries shown for Alberta, Canada, and Edmonton are based on figures taken from the 1961 Census of Canada. Since then, there may have been changes in trends of employment in some areas.

Table IX was constructed to compare employment in Red Deer's retail, wholesale, and service trades with localities in the rest of the province. The table indicates the proportion of the region's entire population which is employed in these industries.<sup>4</sup> It will be noted that Red Deer has a higher percentage of its population engaged in retail trade than most of the cities and areas shown in Table IX (including Edmonton and Alberta), a reflection of the importance of Red Deer as a retail and service center to the surrounding hinterland. The considerably lower proportion of the labour force

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<sup>3</sup> The Edmonton Journal, January 10, 1968.

<sup>4</sup> Conversely, percentages in Tables V to VIII indicate only the proportion of the work force that is represented by each occupation or industry. The percentages in Table IX will then generally be much lower than those in the previous tables in the chapter.

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FIGURE IX - EMPLOYMENT CHARACTERISTICS OF THE ALBERTA LABOUR  
FORCE IN RETAIL, WHOLESALE, AND SERVICE TRADES\*

Locality	Percentage in Trade		
	Retail	Wholesale**	Service
Alberta	3.4	1.5	1.8
Census Division 8	3.0	.9	1.4
Innisfail	5.1	---	2.6
Lacombe	5.0	---	2.6
Ponoka	5.7	---	1.9
Red Deer	6.3	1.7	2.8
Medicine Hat	4.7	1.2	2.1
Lethbridge	5.9	2.5	2.5
Wetaskiwin	7.4	2.1	2.6
Stettler	7.1	---	3.2
Edmonton	5.4	2.6	2.9
Calgary	5.4	2.7	2.7

Source: Census of Canada, 1961

\* The Census states that retail trade "covers recognized stores," while wholesale trade involves "establishments selling merchandise to others for resale and to industrial and commercial users." Service trades involve establishments involved in amusement and recreation, business services, personal and repair services, undertaking, photography, tourist, hotel, and restaurant services.

\*\* Statistics were given for centers over 5,000 in population.

working in wholesale trade in Red Deer cannot be justified completely when comparing figures for this city with those of Edmonton and Canada in Table VIII. When studying wholesale percentages in Table IX, however, it will be noted that the proportion of the population taking part in wholesale activities in Red Deer is about 30 per cent less than for Edmonton. Thus the implications seen in Table VIII of a less significant wholesale trade in Red Deer are at least partially true.





On the other hand, the considerably higher percentages employed in educational and health and welfare pursuits can, to a fair extent, be accounted for by Red Deer's role as an educational and hospital center in the province. It has already been suggested that people holding professional qualifications might be more likely to fill out questionnaires of an educational nature. Since teachers, nurses and doctors have professional status, this fact might also partially explain the high concentrations of persons found in these industries. The proportion of Red Deer's work force in recreational and personal services and services to business and management, shown in Table VIII in comparison to other areas, can be justified by service percentages seen in Table IX.

When examining Table VII, it becomes apparent that residences of persons employed in retail trade are reasonably well distributed through all districts in Red Deer. However, there are concentrations in Sunnybrook, West Park, Fairview, South Central-Parkvale and Woodlea-Waskasoo. The high percentage of educationists in Sunnybrook helps to account for the large proportion of its labour force found in the professional category. People employed in the educational field seem to be concentrated in districts located near a number of schools. There are five educational institutions in the Woodlea-Waskasoo area and a large elementary-junior high school in the North Central district. These two residential districts, adjacent to each other, both have an above-average percentage of their work force employed in education. This is also true of the Eastview and Grandview-Michener Hill neighbourhoods

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where seven schools are located in the immediate vicinity. There are two schools in West Park; it too has an above-average proportion of its labour force in the educational field.

Residential districts closest to the various hospitals and mental institutions in the city have large proportions of their work force employed in health and welfare fields. Eastview, Morrisroe, Mountview, and the Grandview-Michener Hill and Woodlea-Waskasoo areas - the five districts closest to the Deer Home and the Alberta Hospital - have above-average numbers employed in this industry. This is also true of South Hill where the General and Richard Parsons Hospitals are located. For some industries then, the proximity of home to work seems to be an important factor.

There are concentrations of people employed in personal service firms in Oriole Park, North Red Deer, South Hill and Woodlea-Waskasoo. The first three-mentioned districts have below-average incomes in the city.

#### Income Distribution in Residential Districts in Red Deer

The income a person receives is generally directly related to the type of job he performs. This section of the chapter will therefore study income characteristics of the various residential districts to determine whether any patterns are evident. The relationship of types of occupations to income characteristics will also be examined in the various neighbourhoods.

To facilitate this study, Table X was constructed which shows the group means, medians, and modes for the incomes of





TABLE X - INCOMES IN RESIDENTIAL DISTRICTS

District	Mean in \$	Position of Mean in Red Deer	Median in \$	Position of Median in Red Deer	Group** Mode
Sunnybrook	7,125.	1	7,500.	1	3
Mountview	5,786.	3*	6,000.	2	2-3
Eastview	5,786.	3*	5,029.	6	2
West Park	5,625.	4	5,250.	4*	2
Morrisroe	4,500.	10	5,250.	4*	1-2-3
Fairview	5,000.	6	5,036.	5	2
Grandview-M.Hill	5,468.	5	5,538.	3	2
Woodlea-Waskasoo	5,820.	2	5,000.	7	2
Oriole Park	4,642.	8	4,875.	8	2
S.Cent.-Parkvale	4,773.	7	4,333.	10	2
South Hill	4,630.	9	4,600.	9	2
North Central	4,313.	12	4,313.	11	2
North Red Deer	4,350.	11	4,269.	12	2
Red Deer Average	5,217.		4,885.		

Source: Questionnaire data, 1967

\* Position is tied

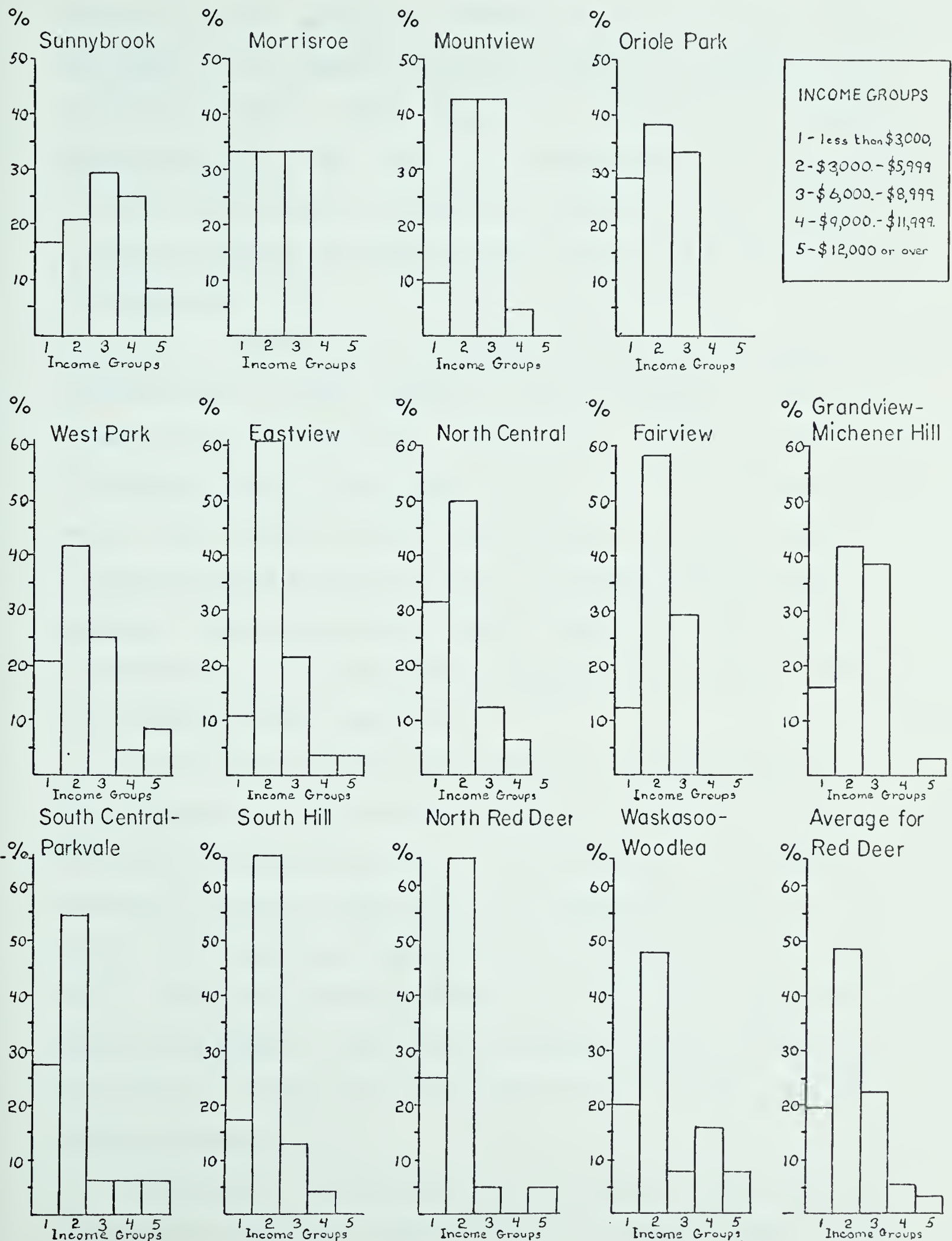
\*\* Group modes, 1, 2, and 3, represented income groups of under \$3,000.; \$3,000.-\$5,999.; and \$6,000. - \$8,999., respectively.

respondents in the residential subdivisions. The percentage of respondents whose incomes fell in each of five groups - under \$3,000.; \$3,000.-\$5,999.; \$6,000.- \$8,999.; \$9,000.- \$11,999.; and over \$12,000. - is graphically noted in Figure 9. Again, the source was Question 19 of the questionnaire.

The position of the mean and median of each district does not vary greatly. This indicates that for most neighbourhoods, the income distribution curve is fairly normal, without much skewness in evidence. Incomes may be fairly evenly distributed over the entire income range as seen in Sunnybrook, or concentrated in the lower income groups as seen in Fairview and South Hill. The mode, the group having the largest number of



FIGURE 9 - INCOME DISTRIBUTION, BY RESIDENTIAL DISTRICT



Source: Questionnaire Data 199



incomes falling within its range, is overwhelmingly the \$3,000.-\$5,999. category. Sunnybrook, with the mean, median and mode all falling in the \$6,000.-\$8,999. category is the obvious exception. Mountview, with a bimodal split between groups two and three, also has high median and mean incomes. Only six respondents in Morrisroe indicated their income. Therefore figures relating to this district are likely to be inconclusive.

It is apparent that the newer districts generally contain residents with higher incomes. Woodlea-Waskasoo is the one exception to this pattern. Conversely, occupants of the older residential areas have lower incomes. The South Central-Parkvale, North Central, North Red Deer and South Hill areas occupy the bottom four positions of residential means and medians. One new district, Oriole Park, also falls into this category. One respondent suggested the reason: "this is a working class district."

Is there a relationship between the incomes received by respondents in the various neighbourhoods and the types of occupations which they hold? To facilitate this analysis, average incomes for each type of occupation in Edmonton, Alberta, and Canada were determined from available 1961 Census data. These are shown in Table XI. It is felt that incomes indicating Edmonton and Alberta averages might be more representative of Red Deer since they are in the same general area geographically.

Managerial, professional and technical occupations hold the top two positions respectively for average wages in the





TABLE XI - AVERAGE SALARY PER OCCUPATION; CANADA: ALBERTA:  
EDMONTON

Occupation	Canada	Alberta	Edmonton
Managerial	\$4,940.00	\$4,605.50	\$5,105.00
Professional & tech.	\$4,222.00	\$4,433.00	\$4,373.00
Clerical	\$2,637.50	\$2,811.50	\$2,849.50
Sales	\$2,159.50	\$2,544.50	\$2,713.00
Service & recreation	\$2,769.00	\$2,253.00	\$2,283.50
Transport & communic.	\$1,004.00	\$2,785.00	\$3,029.00
Farmers	\$1,639.00	\$1,032.50	\$1,474.50
Craftsmen	\$1,803.00	\$2,712.50	\$2,800.50
Labourers	\$2,728.00	\$1,724.00	\$1,802.00
Occ. not stated	\$2,837.00	\$2,746.50	

Source: Census of Canada, 1961

three areas shown in Table XI. Thus in Red Deer, it would be expected that districts with a large proportion of their residents holding these occupations would have higher average incomes than other areas in the city. This in fact proved to be true. Sunnybrook, with 62.5 per cent of its work force in these occupations, had by far the highest mean income. Conversely, South Central-Parkvale, North Central, South Hill, North Red Deer and Oriole Park have the lowest proportions of work force employed in managerial, professional and technical occupations; they also have the lowest average incomes. Undoubtedly there is also a relationship in a district between a high proportion of retired people and a low average income. The four districts mentioned first as having low average wages per worker also have a high proportion of retired residents.

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Generally, districts with higher percentages of people working in the more poorly paid occupations also have lower average incomes. North Red Deer, South Central-Parkvale, South Hill and Oriole Park, four of the six neighbourhoods with the largest percentages of their labour force in the crafts, sales, service and recreation, and labourer occupations also have low average incomes. On the other hand, Sunnybrook, Woodlea-Waskasoo, Eastview, West Park and Grandview-Michener Hill have high average incomes, and a lower proportion of their labour force employed in these less well-paid occupations. The four districts - North Central, South Central-Parkvale, South Hill and North Red Deer - having the smallest percentages of their work force in the four best-paid occupations in Alberta (see Table VII) again have the lowest average incomes per residential area.

There is, then, a direct relationship between the concentrations of occupations held by residents of a neighbourhood and the average income it is likely to have.

### Conclusion

Persons with professional and managerial occupations tend to live in subdivisions with a high average income. Sunnybrook exemplifies this situation in Red Deer. However, persons in specific professional fields, notably those of health and welfare, often live close to their work, with less regard for the district in which their home is located. This trait also seems to exist for people with clerical occupations. Conversely, however, people from the sales and service-recreation categories tend to be drawn from all residential





areas of the city, perhaps a consequence of the fact that these occupations do not require a great deal of skill. As illustrated by Red Deer, districts having a high percentage of persons in the professional and managerial fields tend to have few labourers as residents.

Income is related to occupation type. Therefore certain income characteristics can be predicted in neighbourhoods having a high proportion of residents in specific types of occupations. In Red Deer, Sunnybrook, with 62.5 per cent of its labour force holding professional or managerial positions, has a high average income as well. Conversely, South Central-Parkvale, North Central, South Hill, North Red Deer, and Oriole Park, with the lowest proportions of the work force employed in these occupations, have the lowest average incomes in the city.



## CHAPTER VI

### JOURNEY-TO-WORK

On the nature and types of urban circulation, James E. Vance comments, "without doubt the largest of these movements is that of workers from place of residence to place of work."<sup>1</sup> He also states that the journey-to-work is the most repetitive and enduring type of circulation. Since this factor does affect the lives of most of the working population in any city, it was studied in some detail in Red Deer in order to ascertain the attitudes of people towards their home-work travel situation. At the same time, however, it must be remembered that

The value which a worker places on time, and the degree to which he is willing to make a specified journey to work will depend upon many variables. Age, sex, race, occupation, economic class, cultural group, reason for working, will all be important determinants of the evaluation of the journey to work by individuals. No gross generalizations can be made as to the 'optimum' journey to work, nor can generalizations be made as to how far employees as a whole are willing to journey to their jobs. <sup>2</sup>

Gottman discusses the subject further.

Type of transportation may be ruled essentially by technology, size of available facilities, and costs of operating carriers. Traffic, however, is influenced at least as much by the occupational pattern of the community, the level of personal income,... the family structure, the geographical distribution of places of residence and of work, the seasons and weather, even the rate of interest in the money market. <sup>3</sup>

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<sup>1</sup> J.E. Vance, Jr., "Labour-Shed, Employment Field and Dynamic Analysis of Urban Geography", Econ. Geogr., Vol. 36, No. 3, July 1960, p. 194.

<sup>2</sup> Planning Advisory Service, The Journey to Work: Relation Between Employment and Residence, Information Report No. 26, Chicago, 1951, p. 5.

<sup>3</sup> J. Gottman, Megalopolis, Cambridge, Mass., 1961, p.632.

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The journey-to-work situation, then, will be studied from several points of view in this chapter. Do people tend to live close to their work? Does this vary with occupations? How do residents of Red Deer go to work? Do their means of transport vary with their distance from work? Would they rather travel to work by a different means? Are people satisfied with the distance between their present locations of home and work, or would they rather live closer to or farther from their place of employment? If they were to move again, would proximity to work be a factor in their choice of location of a home? Does a significant traffic problem exist in Red Deer when the majority of people are going to or coming from work? Although the Planning Advisory Service warned against making gross generalizations when discussing such factors, it is still possible to observe certain characteristics among the attitudes of residents in various residential districts when studying their journey-to-work patterns. First, then, the distance people live from their place of employment will be examined. Resulting patterns found in various residential districts will be studied, as well as those generated by specific firms which hire large numbers of Red Deer residents.

#### Distance From Home to Work

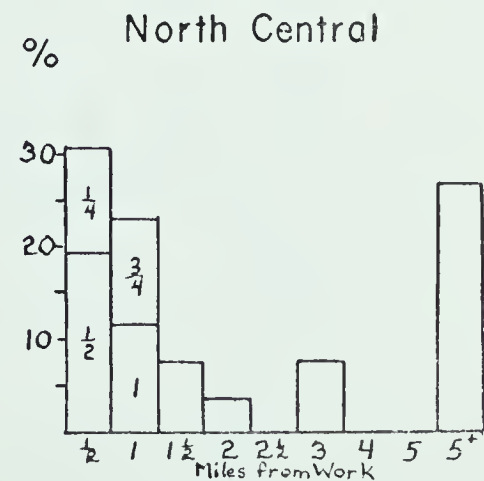
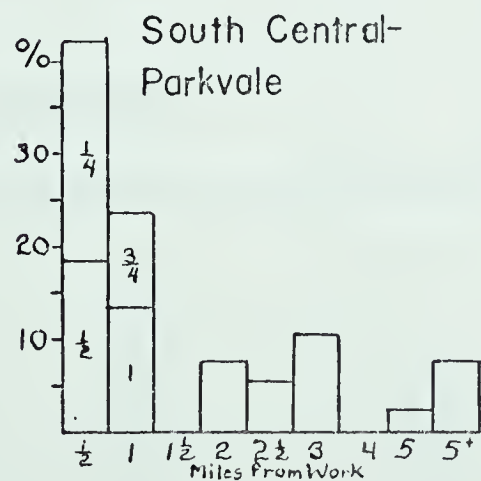
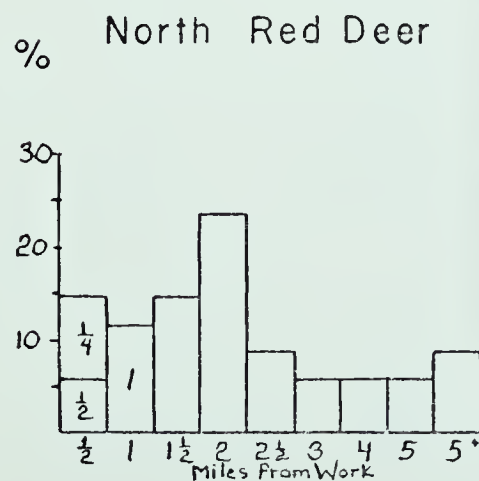
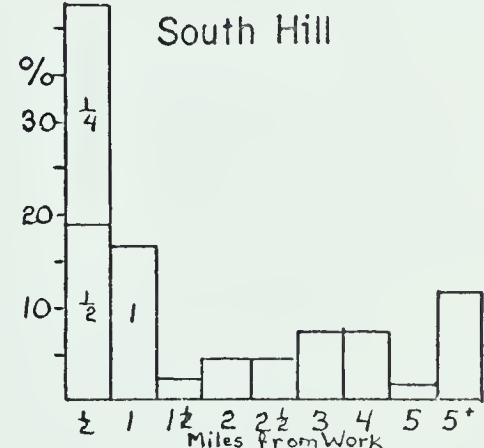
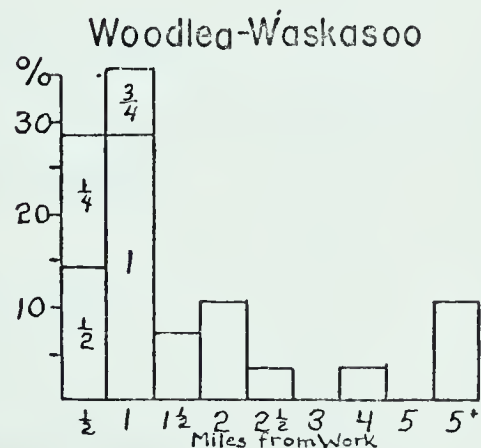
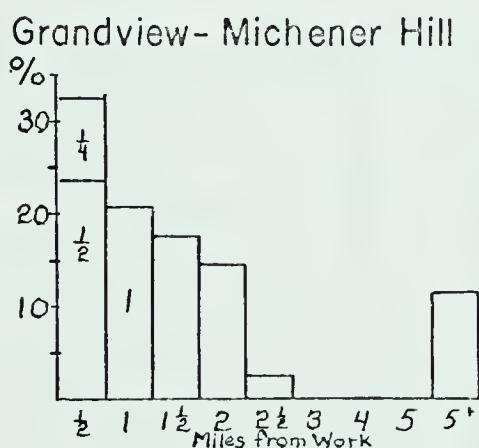
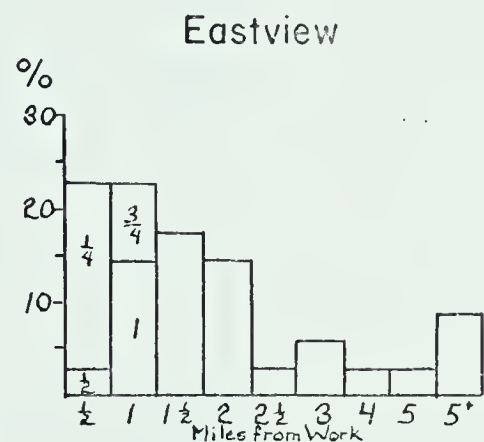
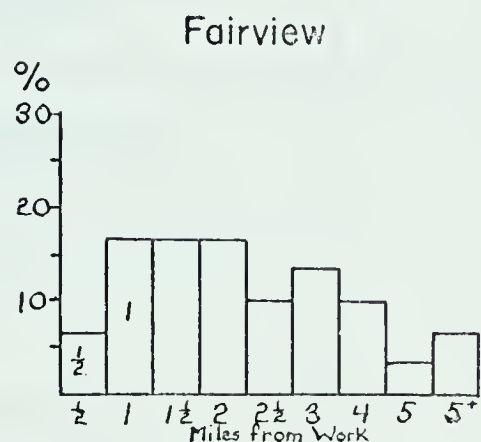
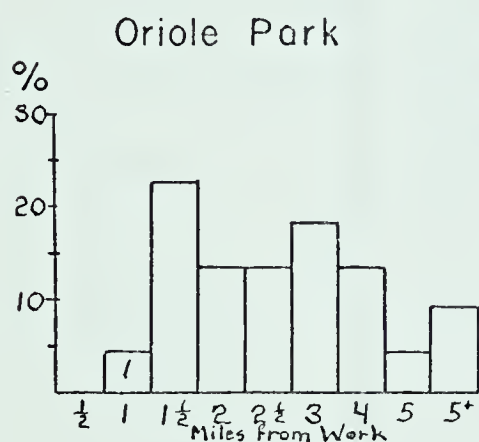
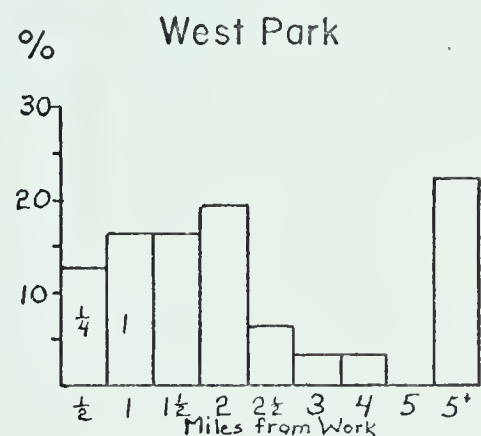
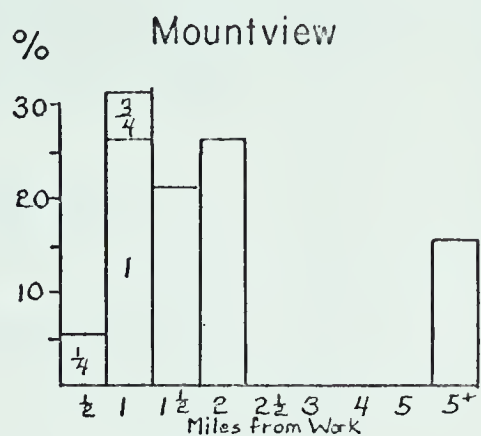
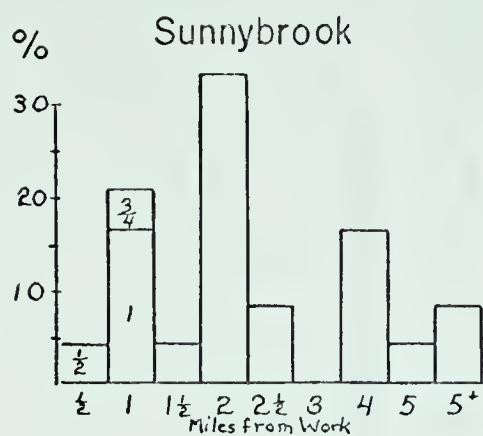
In Question 20 of the questionnaire, people were asked how far they lived from work and to specify distances ranging from less than a quarter of a mile to more than five miles. The percentage of respondents found in each distance category per residential district is indicated in Figure 10. Table XII indicates the percentages of the work force in each neigh-



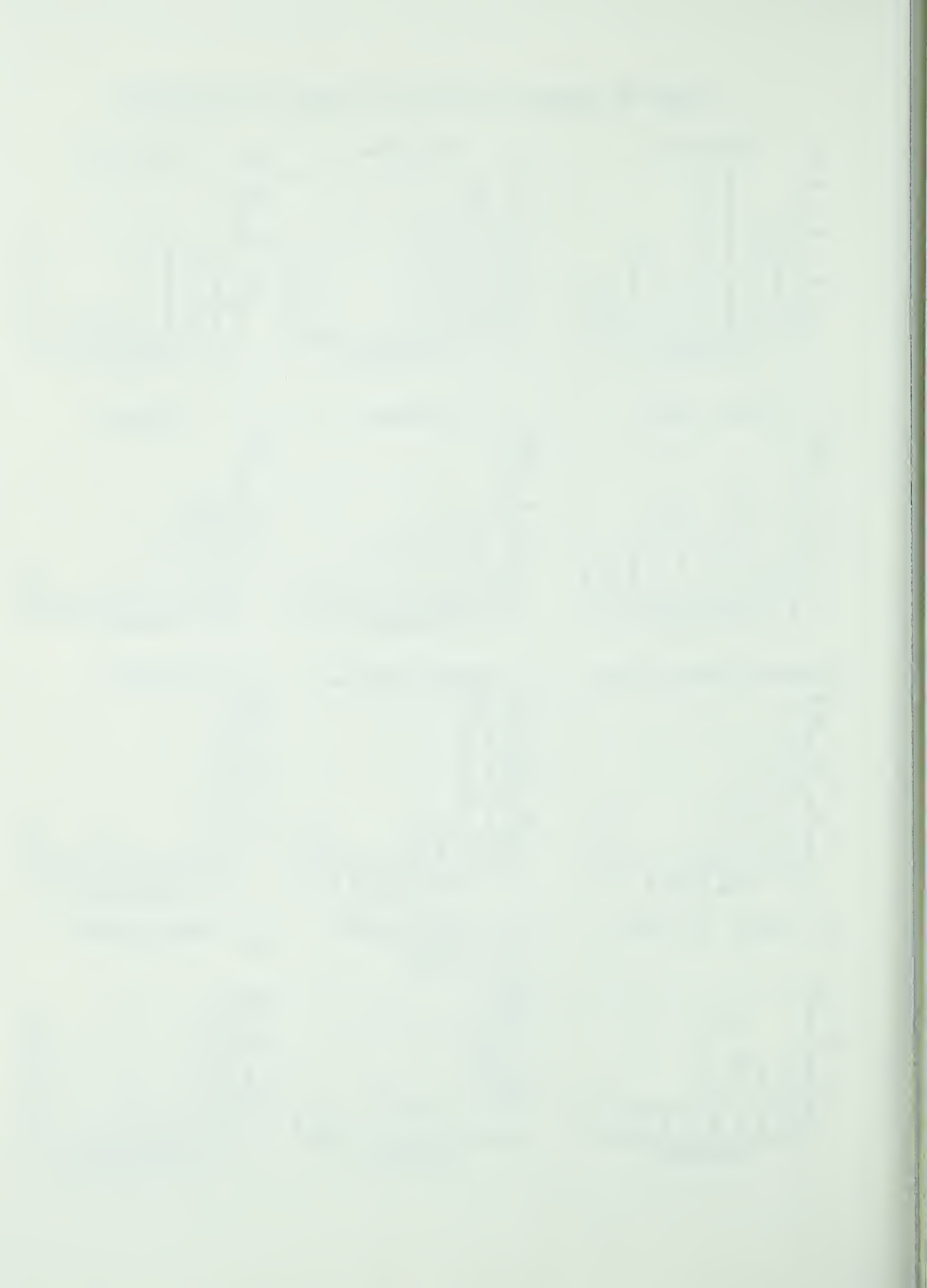
The first thing I noticed when I stepped out of the car was the cold. It was a sharp contrast to the warm blanket of the car's interior. I shivered slightly, pulling my coat tighter around me. The air was crisp and clear, a welcome change from the smoggy atmosphere of the city. I took a deep breath, savoring the fresh scent of the morning. The sun was just beginning to rise, casting a soft, golden glow over the landscape. The trees were bare, their branches reaching out like skeletal fingers against the pale sky. The ground was covered in a thin layer of frost, glistening in the low light. I walked slowly, my boots crunching on the icy surface. The silence was profound, broken only by the occasional rustle of leaves or the distant hum of a car. I felt a sense of peace and solitude, a moment of quiet reflection in the midst of a busy world. The cold was a reminder of the season's change, a call to embrace the beauty of the winter months. I smiled, feeling a renewed sense of purpose and hope. The journey ahead was long, but the path was clear. I was ready for whatever came my way.

As I continued my walk, the cold became a friend. It was a constant presence, a gentle reminder to stay alert and aware. The frost on the ground was like a soft blanket, protecting the earth from the harsh winds. The bare trees were like sentinels, standing guard over the quiet landscape. The sun was a warm presence in the sky, its rays filtering through the clouds. The air was a mix of cold and warmth, a perfect balance for the season. I felt a sense of connection to the world around me, a sense of being part of something greater. The journey was not just a physical one, but a spiritual one as well. I was discovering myself, finding my place in the world. The cold was a challenge, but it was also a gift. It was a reminder to slow down, to take a moment to appreciate the beauty of the present. I walked on, feeling a sense of peace and purpose. The journey was long, but the path was clear. I was ready for whatever came my way.

FIGURE 10 - DISTANCES TRAVELLED TO WORK BY RESPONDENTS



Source: Questionnaire data : L.J.R.









bourhood which live within radii of 1,  $1\frac{1}{2}$ , and 2 miles from work. As a city average, approximately 50 per cent of Red Deer's population live within one and a half miles of their place of work. Distances for individual districts, however, vary considerably.

Before discussing specific characteristics of the journey-to-work situation for neighbourhoods and firms, some general conclusions which have been reached when studying Red Deer will be listed. Specific observations of the home-work travel situation can then be analyzed with these generalizations in view. The residential district in which people choose to live and their exact home location within this area depends on numerous variables. To begin with, dwelling units, whatever their type, must be available. Several respondents commented that they had little choice in the location of a home. They took a house wherever they could obtain one, whether or not they actually wanted to live in that district. Their journey-to-work travel situation might be entirely different if they had a free choice of districts in which to live. For other people, a specific neighbourhood in which to live is the all-important factor in their choice of a home-location. Because of certain desirable traits which they feel exist in that area, they will try to live in it whatever its distance from their place of employment. For others, closeness to work makes little or no difference. They choose a home-location with no thought as to how far it might be from work. Even when proximity to work is important, there may still be overriding factors which influence the decision



on place of residence. But for others distance to work may be so important that they are willing to live in any neighbourhood as long as it is close (or far) from their place of employment.

At the same time, there are some unalterable characteristics of the situations of residential areas. Not all neighbourhoods can be physically close to the major centers of employment. If the city is to expand spatially, some districts will be further from these work centers. And if the majority of dwelling units in districts close to these employment areas are occupied, some people will have to live in the peripheral districts, whether or not it will produce an ideal home-work travel situation. The site of a given firm is also unalterable, unless the management decides to change it. The physical locations of both firms and residential districts, then, are static factors in the journey-to-work situation. Once they are fixed physically, people will determine their home-work travel situation by their choice of a place in which to live.

An important point concerning employee density in residential districts must be discussed here. If 20 per cent of a firm's employees lived within half a mile of it and another 20 per cent lived from two and a half to three miles distant, the density of workers per residential district in the former case would be much higher than in the latter. Both the percentage of workers found in a residential area at any given distance from work and their areal density should be considered.





Keeping these factors in view, the percentage of workers found at various distances from place of work will now be studied for each residential district. In examining Table XII, it has already been noted that approximately half of Red Deer's workers live within one and a half miles of their work places. Average distances differ considerably for individual neighbourhoods. The South Central-Parkvale, Woodlea-Waskasoo, and Grandview-Michener Hill areas have especially high proportions of their workers living within a mile and a half of their places of employment - 73.7, 71.4, and 70.5 per cent respectively. These high percentages can be explained by the location of these neighbourhoods within the city.

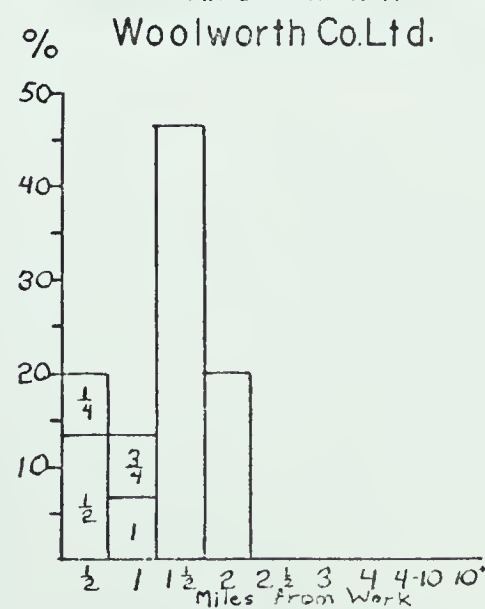
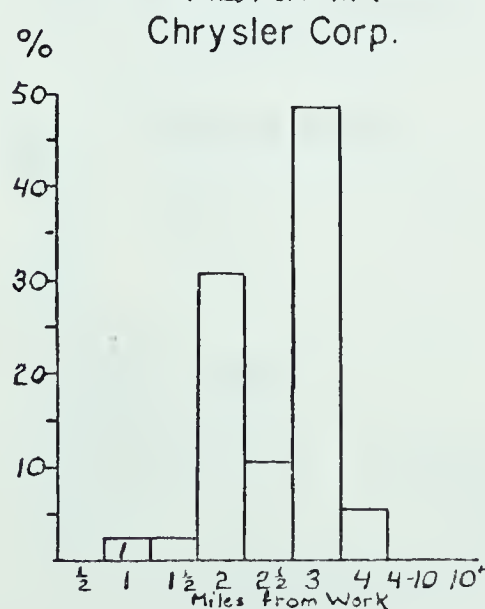
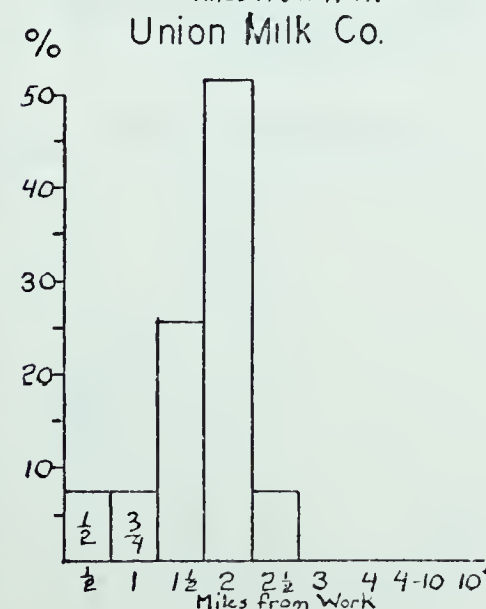
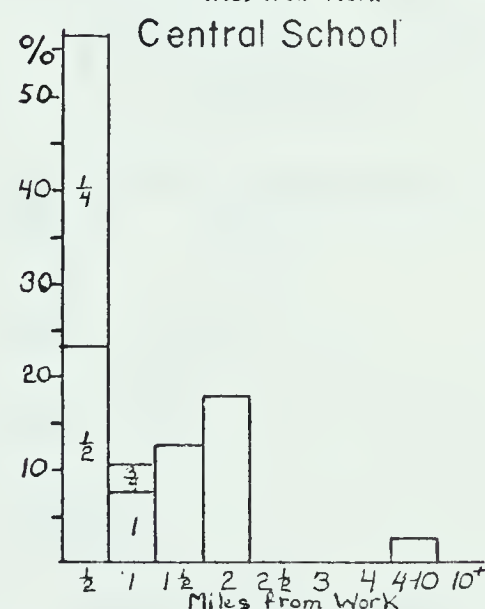
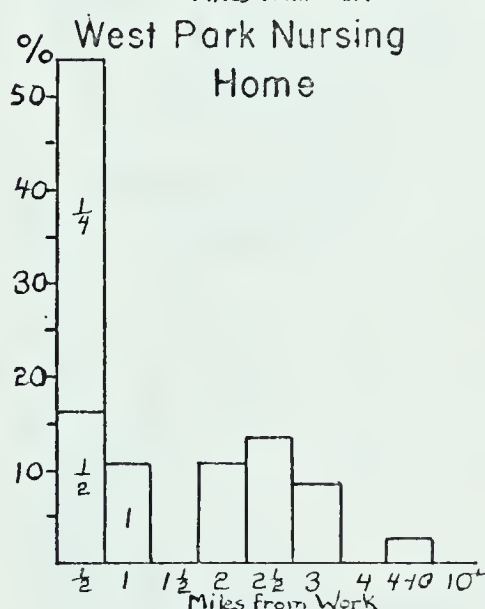
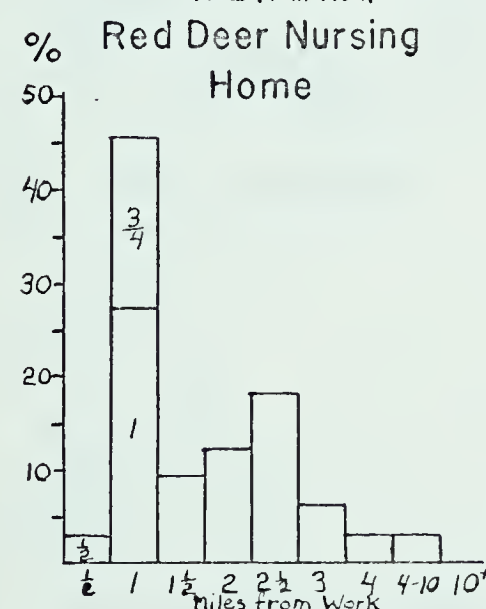
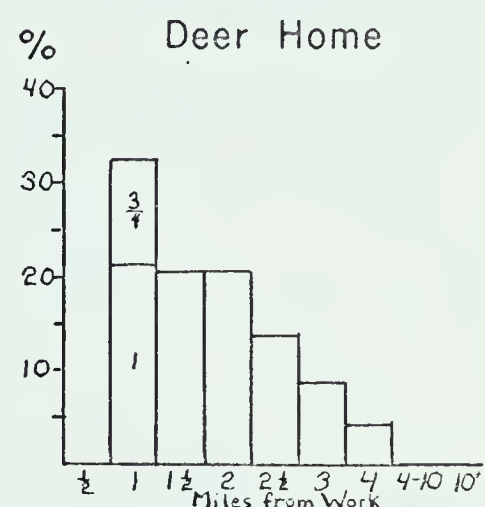
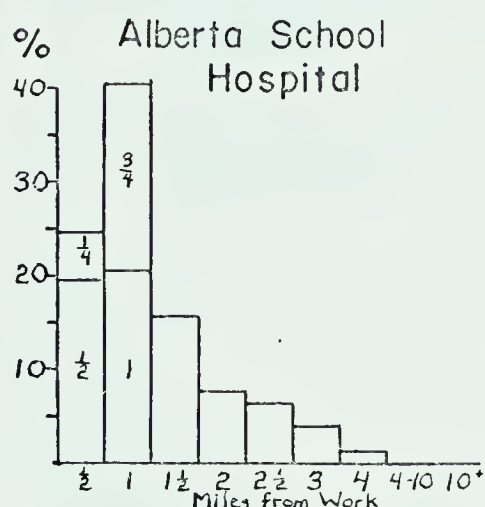
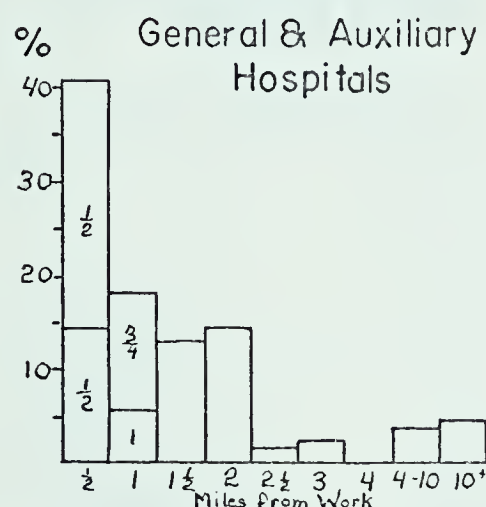
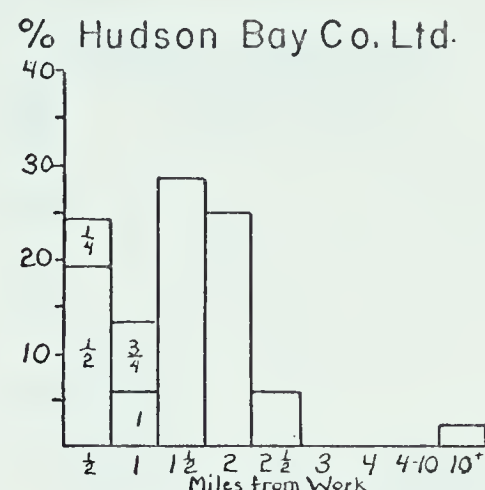
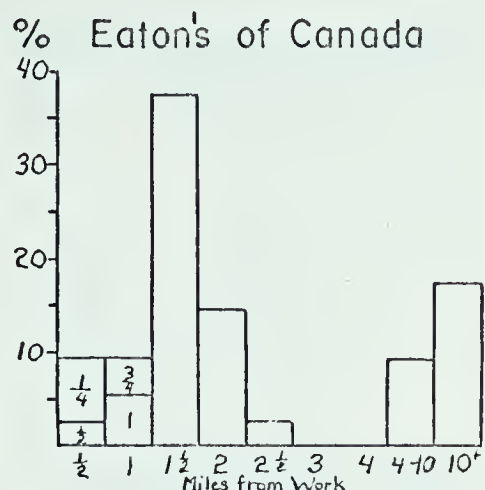
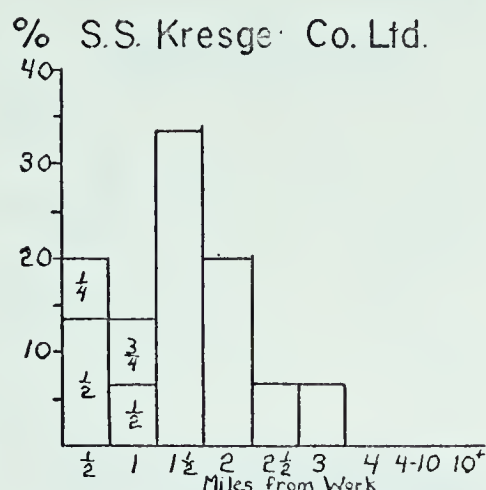
Grandview-Michener Hill is situated relatively near to the CBD, one area which employs large numbers of workers, and also close to the Alberta School Hospital and Deer Home which together employ 10 per cent of the city's work force. From Figure 11, it will be noted that the largest concentrations of workers in these institutions live in the nearest residential districts of Grandview-Michener Hill and Eastview. Figure 12 illustrates the home-location of employees of the Alberta School Hospital. The South Central-Parkvale area is immediately south of the CBD and east of the C.P.R. industrial area. Much of its labour force, working in these areas, would have a very short distance to travel to work. Woodlea-Waskasoo is close to the CBD, an educational complex of five schools and the RCMP barracks. These explain the high percentages of workers in these districts who live within one



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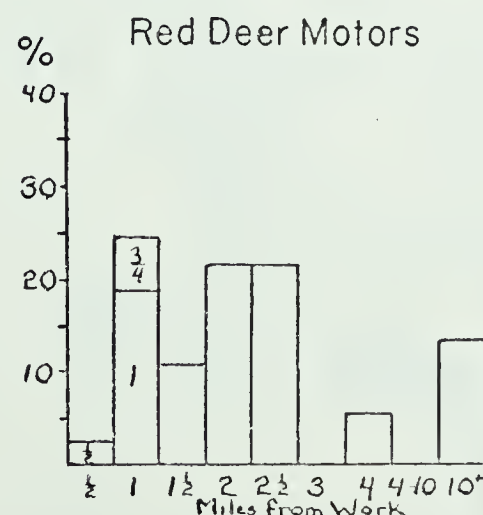
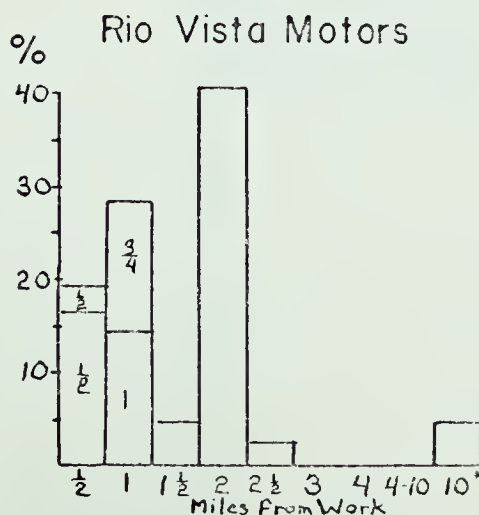
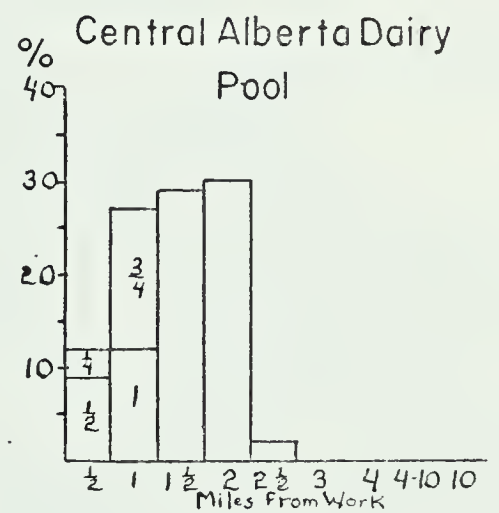
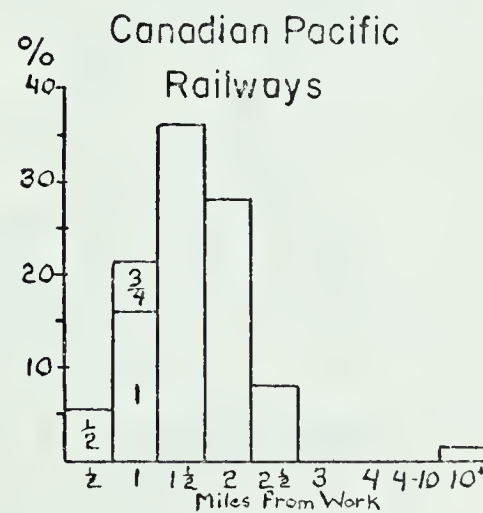
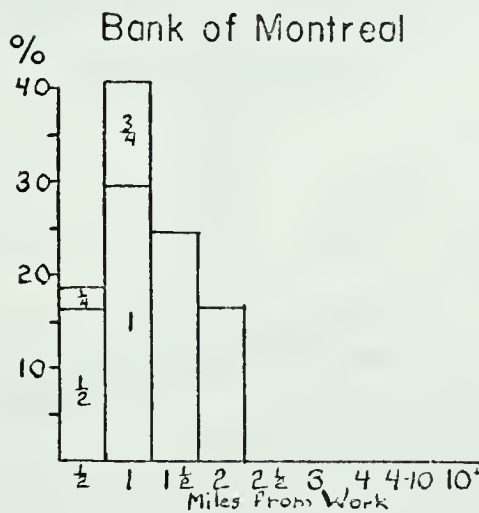
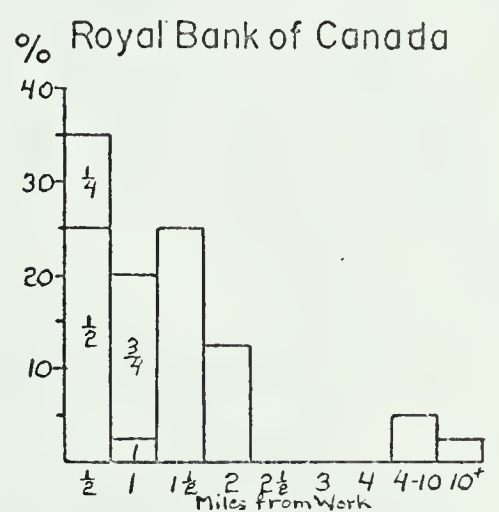
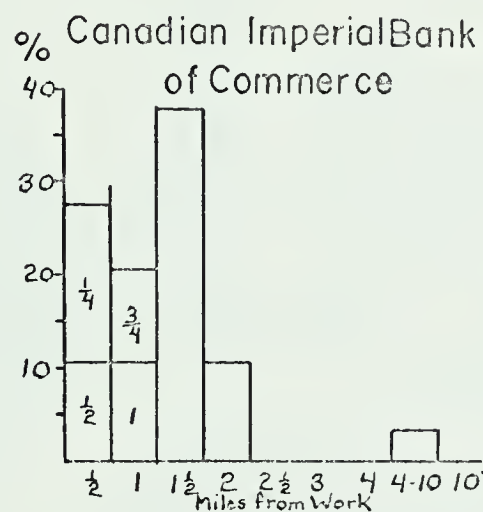
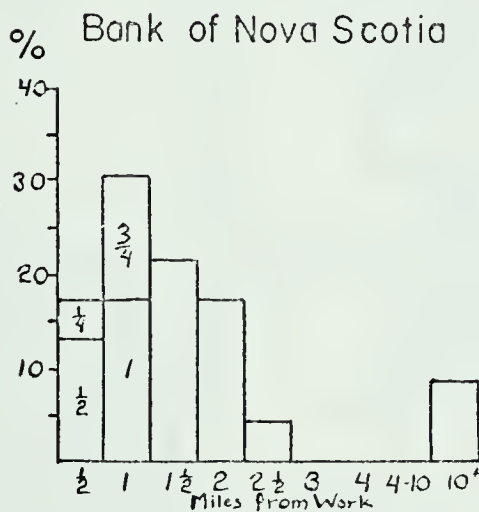
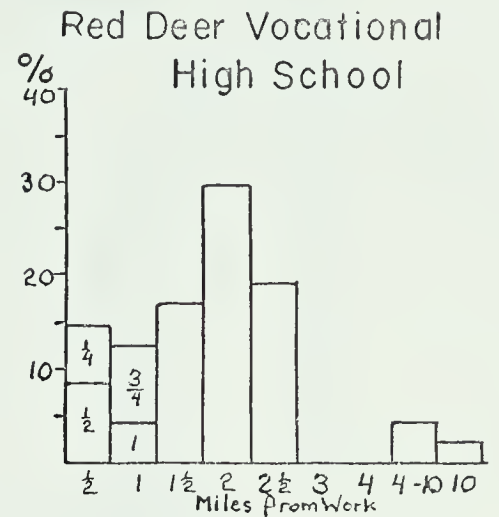
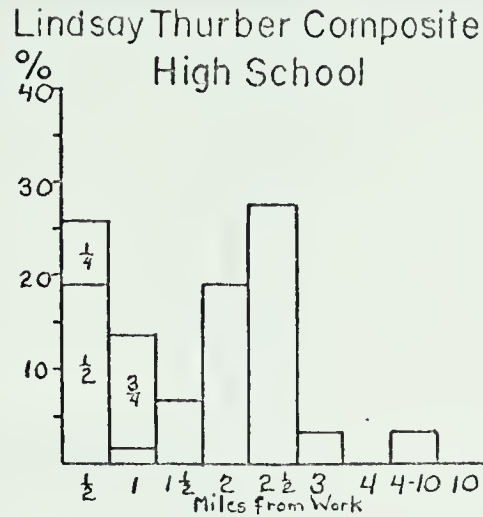
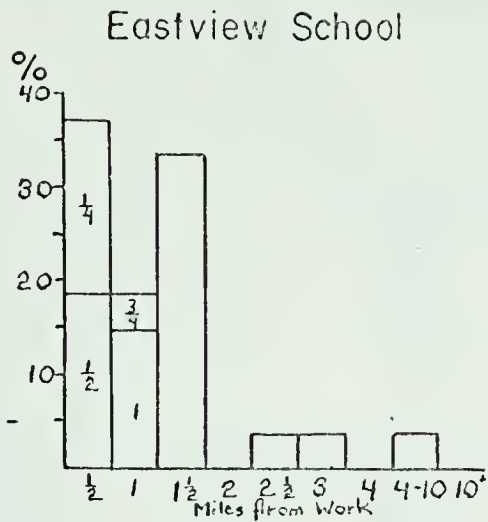
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FIGURE 11 (a) • JOURNEY-TO-WORK OF EMPLOYEES OF CERTAIN FIRMS



Source: Questionnaire data, 1938



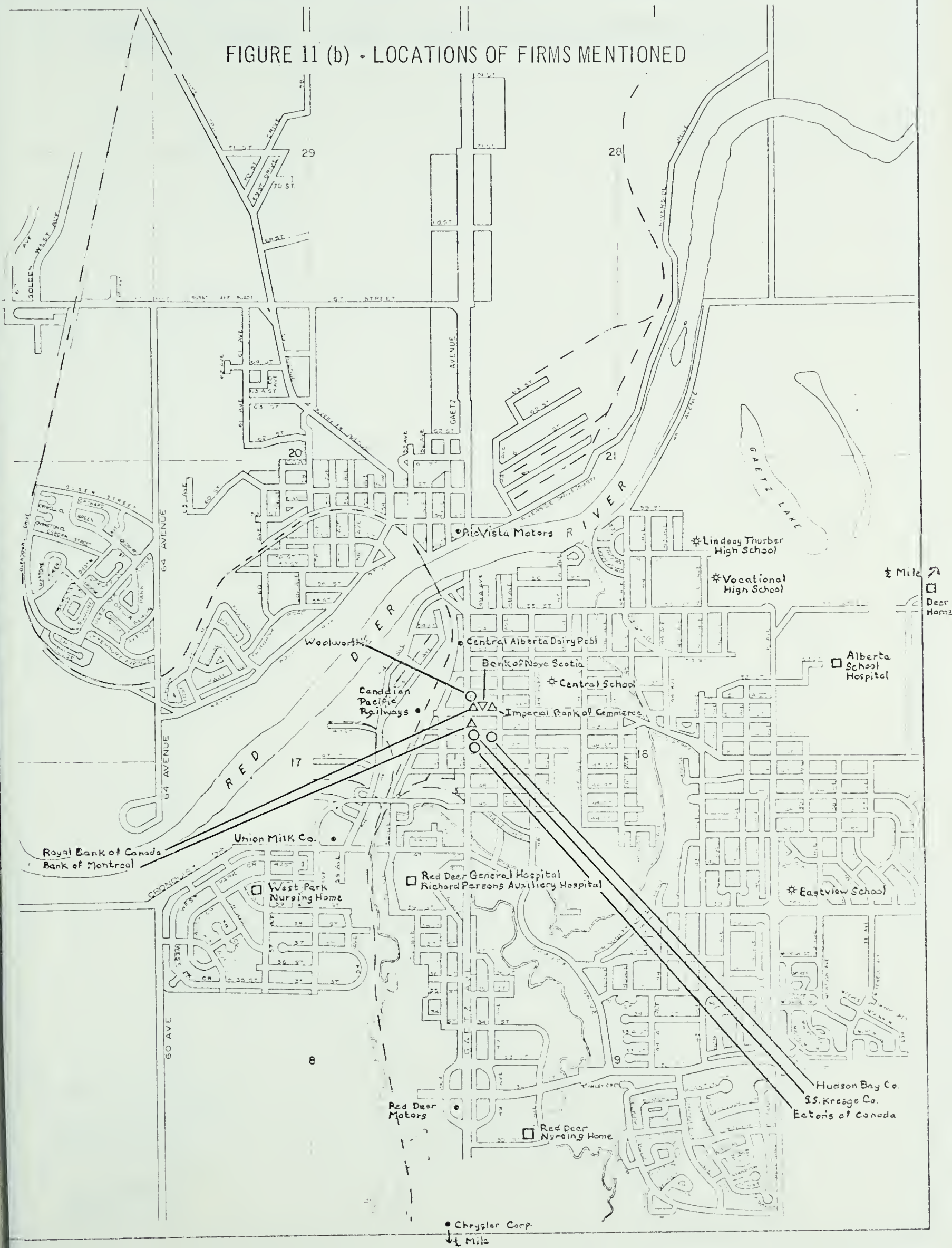


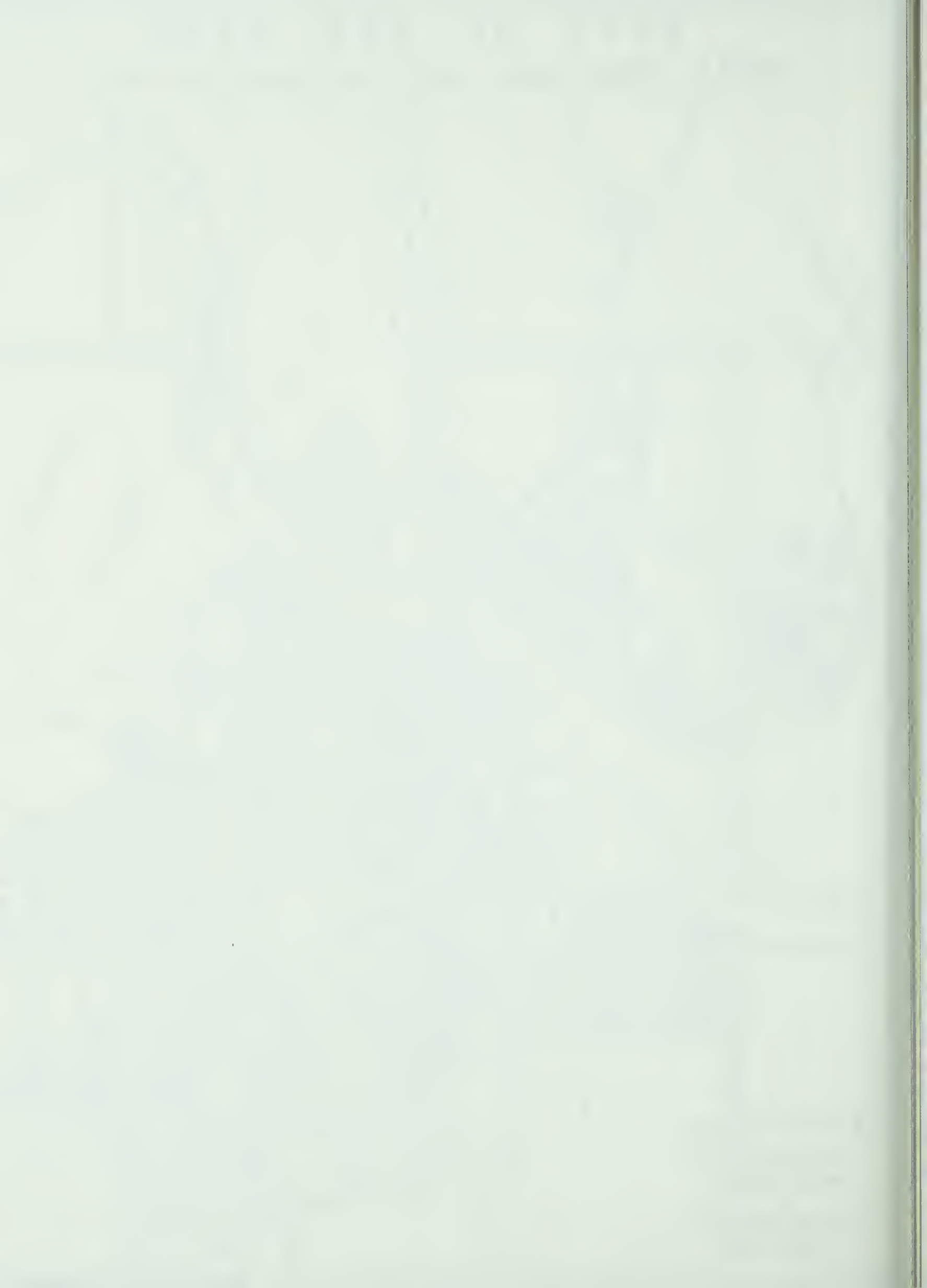




# CITY OF RED DEER

FIGURE 11 (b) - LOCATIONS OF FIRMS MENTIONED





and a half miles of their places of employment.

The Eastview, South Hill, North Central, and Mountview areas also have above-average percentages of their workers living within a mile and a half of their work - 62.9, 61.9, 61.4, and 58.0 per cent respectively. Again, this fact can be explained by the location of these neighbourhoods within the city. Although Eastview is over a mile from the city center, it is one of the two neighbourhoods situated closest to the Deer Home and Alberta School Hospital and therefore many of the employees from these institutions live there. Six schools are also located within half a mile of this district. And 37 per cent of the employees of the Eastview Elementary and Junior High School live within half a mile of the school (see Figure 11). For their place of residence, see Figure 13. If this school is assumed to be representative of the others near Eastview, again the high percentage of the Eastview work force living close to work can be explained.

The South Hill district contains the General and the Richard Parsons Auxiliary Hospitals, and a large percentage of their employees live within the district (see Figure 11). The neighbourhood is also close to much of the highway commercial development in the city as well as to the CBD and the C.P.R. industrial area. The North Central district is immediately north of the CBD. Mountview is also relatively close to this central commercial district as well as to a number of schools and the two mental institutions. The siting of all these districts near large centers of employment accounts for the high percentage of their residents living

The American Medical Association is a non-profit corporation organized for the purpose of promoting the interests of the medical profession and the public.

The Association is composed of members who are physicians and surgeons, and who are engaged in the practice of medicine and surgery.

The Association is organized into sections, each of which is devoted to the study and promotion of a particular branch of medicine or surgery.

The Association is also organized into committees, each of which is charged with the study and promotion of a particular subject.

The Association is also organized into departments, each of which is charged with the study and promotion of a particular subject.

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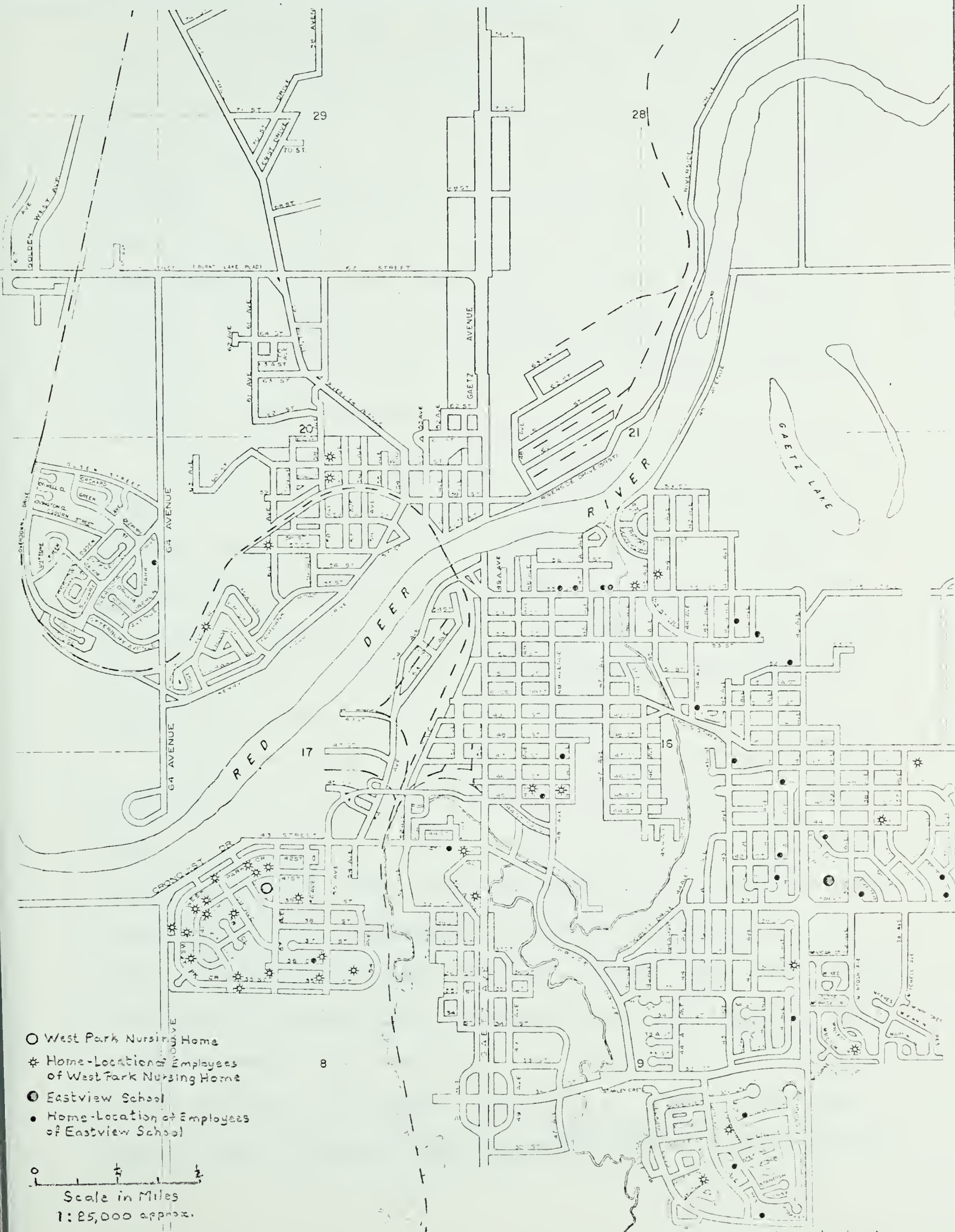
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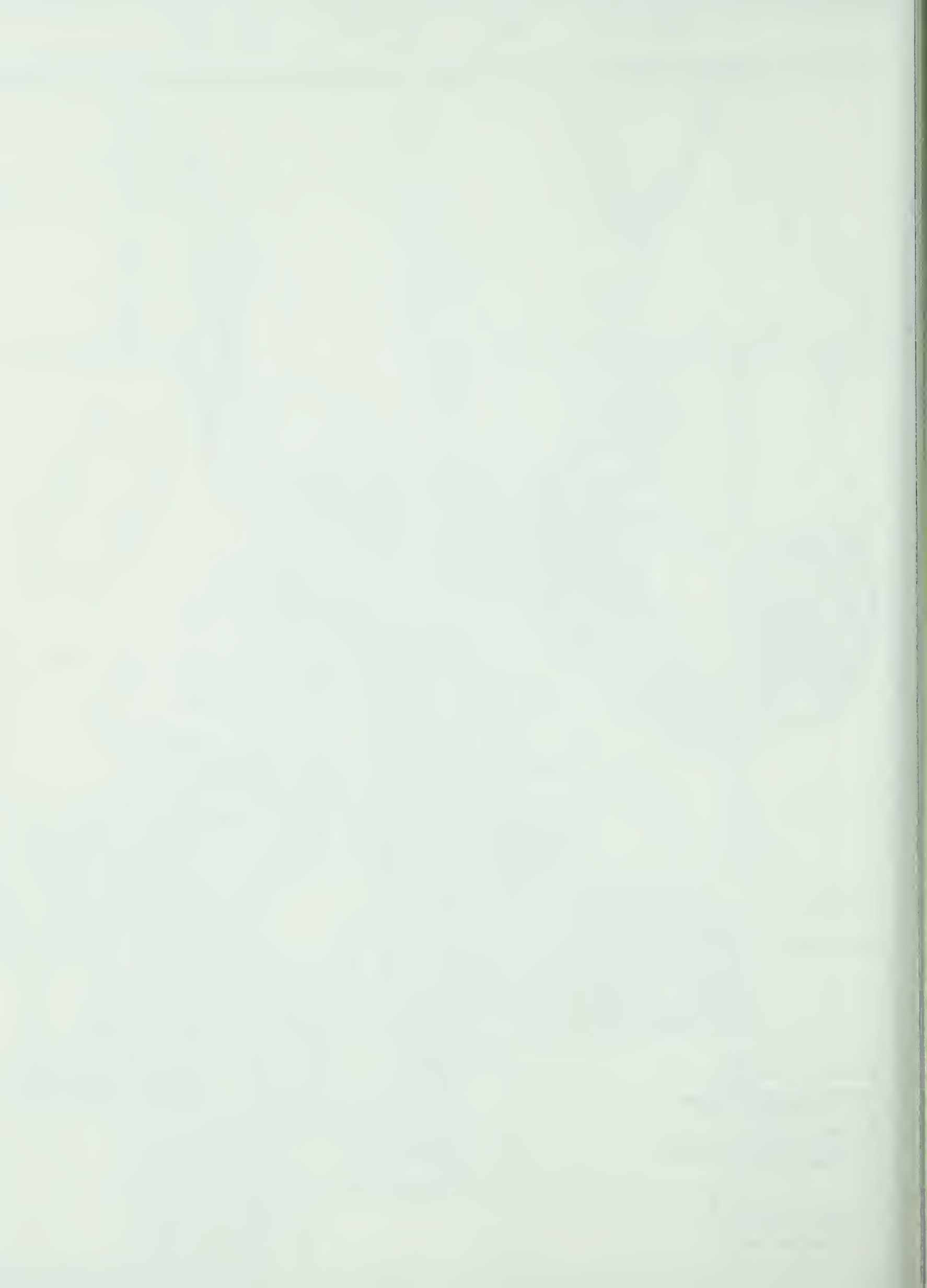


# CITY OF RED DEER

FIGURE 13 - JOURNEY-TO-WORK: EASTVIEW SCHOOL AND WEST PARK NURSING HOME EMPLOYEES







within a mile and a half of work.

On the other hand, the peripheral subdivisions in Red Deer - Oriole Park, Sunnybrook, Fairview, North Red Deer and West Park - all have below-average proportions of their labour force living within a mile and a half of their place of employment. Percentages for these neighbourhoods are 27.2, 29.3, 40.1, 40.8 and 45.3 per cent respectively. It can therefore be concluded that there is a direct relationship between the distance of residential districts from large centers of employment and the resultant journey-to-work situation of their residents.

Both the type of industry employing people and the location of a firm within the city also have a bearing on the distance which people travel to work. Figure 11 depicts graphically the proportions of firms' employees which live at various distances from work. Information for these histograms was obtained from the 1966 Henderson's Directory and from various firms' lists of employees.

One interesting observation is that an average of 12.4 per cent of the respondents travel over five miles to their place of employment. This would obviously put their work place outside the city limits and suggests the importance to some people of the atmosphere and services provided by the city. The advantages of living in a larger urban area, then, override the disadvantages of travelling a much greater distance to work. This was stated by respondents in several questionnaires. One person travelled as far as Olds each day. Others indicated that the central location of Red Deer,



combined with advantages of its larger size, influenced their choice of living there. Several worked in oilfields and travelled varying distances ranging from a few to a hundred miles from the city to work. Because of Red Deer's central position in relation to these fields, people chose to live there whatever the distance.

The histograms in Figure 11 show that the institutions with the highest proportions of their employees living close to work are the hospitals and mental institutes. Employees on shift work generally like to live close to their work. As already noted, Grandview-Michener Hill, Eastview and South Hill, closest to these largest health institutions, have above-average proportions of their workers living within a mile and a half of work. Over half the employees of the West Park Nursing Home lived in West Park. Not all workers in nursing homes are professional nurses. Many are women with positions as ward aides and household maintenance staff, often on a part-time basis. It is probable that these women, where possible, seek jobs in close proximity to their homes.

...An argument would correctly point out that many females, if not most, are secondary wage earners. As such they tend to seek nearby jobs to augment the family budget, with a more casual attitude in job seeking than that of the primary wage earner. As a result, the place of employment generally has less effect on the choice of residence. This view suggests that women's selection of a place of employment is more conditioned by the selection of residence. <sup>4</sup>

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<sup>4</sup> J.J. Kain, "The Journey-to-Work as a Determinant of Residential Location", Reg. Sci. Assoc., Papers and Proceedings, Vol. 9, 1962, p. 146.





Figure 13 shows the home locations of West Park Nursing Home employees.

The distributions of location of work and home for those in the educational field is more complex. For teachers at the Central Elementary and Junior High School, proximity to work seemed to be the most important location factor; 56.4 per cent of them lived within half a mile of the school, although this meant living in the older North Central and Woodlea-Waskasoo districts. The added advantage of being close to the CBD as well as their place of work may have influenced their choice of home location. Also, a slightly above-average proportion of teachers at Eastview School lived within a mile of their work, which shows that proximity was still important for them. This was probably coupled with the fact that teachers are professional people with an above-average yearly salary, and like to live in the surrounding residential areas which have above-average incomes compared with the city as a whole (see Chapter V).

This latter point is illustrated to an even higher degree by the employees of the Lindsay Thurber Composite and Red Deer Vocational High Schools. Modes for the journey-to-work of these people are  $2-2\frac{1}{2}$  and  $1\frac{1}{2}-2$  miles respectively. Only 28 per cent of the firms which were studied in Figure 11 had modal distances that fell beyond the  $1\frac{1}{2}$  mile limit. That some instructors chose to live in certain districts with little regard for distance is, then, apparent. Slightly over 10 per cent of the Lindsay Thurber staff and 19 per cent of the teachers at the Vocational School chose



to live in Sunnybrook, although it is the Red Deer district farthest south of these schools. Such a concentration of workers in this neighbourhood was seldom evident for other firms considered. As earlier noted, Sunnybrook is the subdivision with the highest percentage of its occupational work force in the professional and managerial fields.

Department stores (S.S. Kresge Co. Ltd., Eaton's of Canada, Woolworth's and the Hudson Bay Co.) and other firms centrally located within the city (Canadian Pacific Railways and Central Alberta Dairy Pool) generally had the mode of their employees' journey-to-work fall in the 1-1½ mile range. Their workers live in all parts of the city.

Wolforth comments on this situation:

A further reservation which must be borne in mind is that, although the labour force of downtown workplaces is residentially widely distributed compared with that of peripheral workplaces, this is likely to be due as much to the type of employment offered by downtown workplaces as by centrality per se.... That with a labour force of fairly varied incomes (the Hudson Bay Co. store) draws its workers from a more varied area residentially than that in which there are only two categories of employee (MacMillan, Bloedel and Powell River head office). 5

The banks, again all centrally located, seemed to have a more positive skewness to their histograms (Figure 11). Perhaps this could be explained by the large percentage of women working for them - they have a stronger desire to travel shorter distances to work.

The Union Milk Co., located near the western edge of Red Deer and thus farther than usual from most residential

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<sup>5</sup> J.R. Wolforth, Residential Location and Place of Work, B.C. Geographical Series, No. 4, Vancouver, 1965, p. 74.





districts, has a journey-to-work mode of  $1\frac{1}{2}$ -2 miles. Figure 14 shows the home locations of this company's workers as well as those of the Central Alberta Dairy Pool, a more centrally located firm. Off-central location is also involved in the journey-to-work situation of Chrysler Corporation employees. This company is located south of the corporate limits of Red Deer, and thus no employee lives within half a mile of his workplace; the modal category is the  $2\frac{1}{2}$ -3 mile range. From the employee location map (Figure 15) for the Chrysler plant, it is evident that most of its workers live in the southern half of the city. There is a tendency to live as close as possible, within the city, to work.

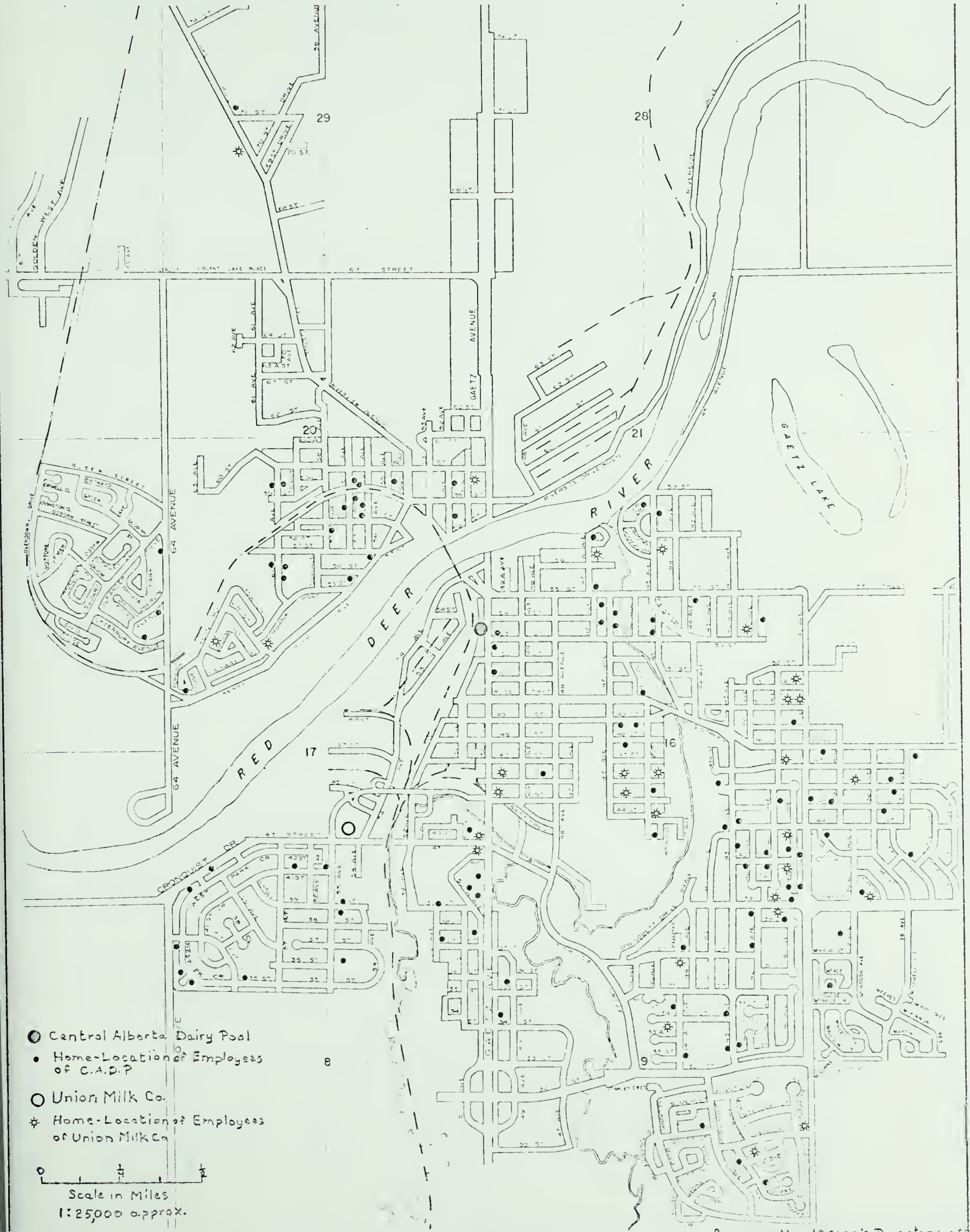
By studying the distances people travel to work, both on a residential subdivision and a company basis, it becomes apparent that, for a proportion of the employees of any firm, the length of the journey-to-work plays a part in their choice of a district in which to live. For some types of industry, this factor is especially important, as in the professional field of health. Conversely, for some workers, especially in the educational category of the professional field, living in a certain district becomes more important than the distance travelled to work. Thus there is a concentration of people with professional occupations in districts with a well-above-average income. This is particularly evident in Sunnybrook, Mountview, Eastview and Woodlea-Waskasoo. Before overemphasizing the last point, it must also be recognized that the built-up area of the city extends little more than three miles in either a north-south





# CITY OF RED DEER

FIGURE 14 - JOURNEY-TO-WORK: CENTRAL ALBERTA DAIRY POOL AND UNION MILK CO. EMPLOYEES

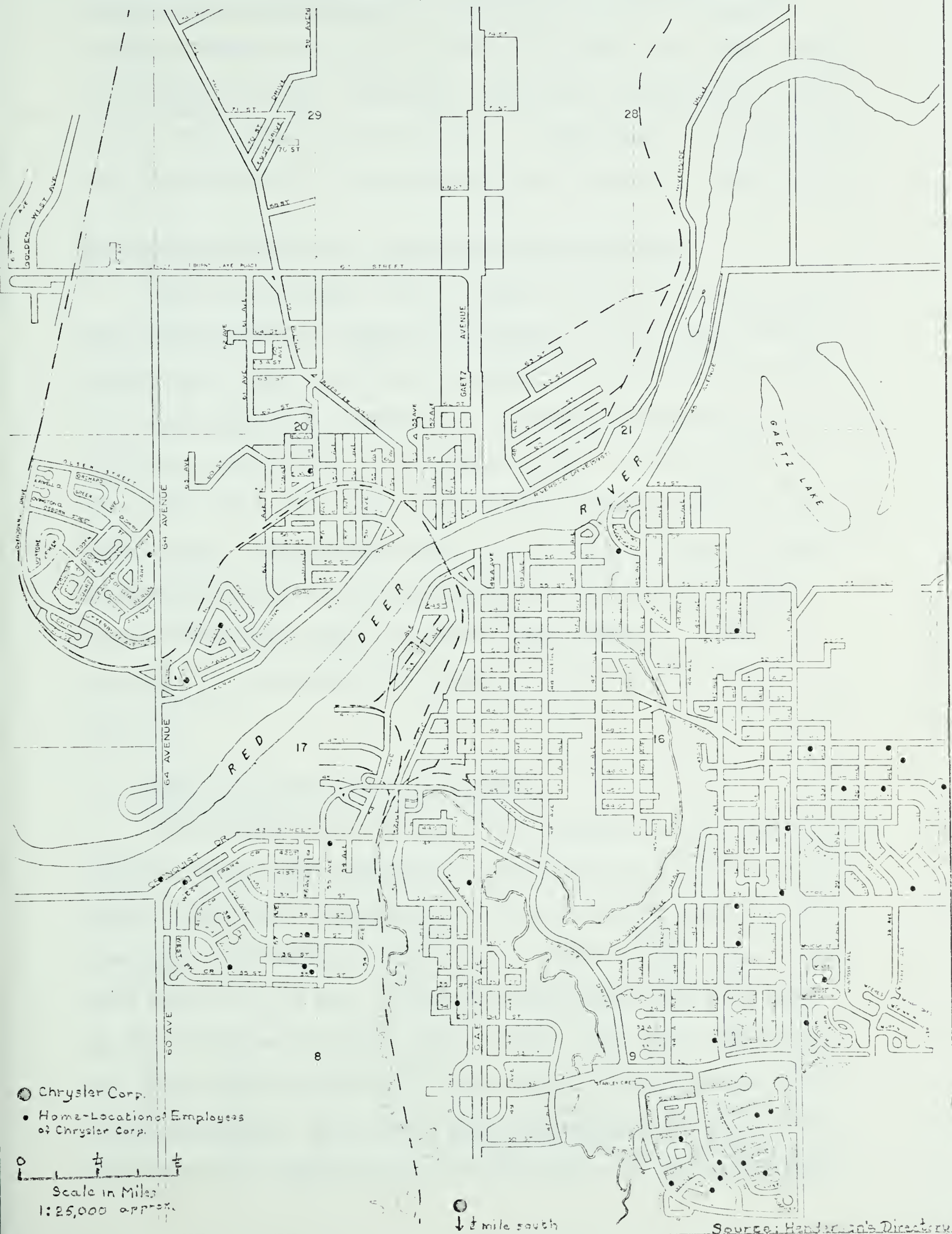






# CITY OF RED DEER

FIGURE 15 - JOURNEY-TO-WORK: CHRYSLER CORPORATION EMPLOYEES







or an east-west direction. Therefore no-one living and working within the city will have to travel more than about four miles to work. Probably many feel whether they travel two or four miles to their place of employment is immaterial. Such attitudes will be studied in more detail at this point.

### Attitudes Towards the Journey-to-Work Situation

While percentages for the last section were determined only from entirely completed sections in the questionnaire, figures for the rest of this chapter were calculated from the total number who attempted to answer any part of the questions pertaining to journey-to-work. It was felt in this case that the number who did not answer questions was significant. Respondents may not have had strong feelings in answering some of these questions, and may even have found themselves unable to give clear answers. These feelings of uncertainty are also of importance in the analysis.

#### i) Means of Transportation to Work

For the city as a whole, 75.3 per cent of the respondents answered that they travelled to work by car, truck or motorcycle. Fairview, Sunnybrook, Oriole Park and Eastview had averages considerably above this. Respectively, 93.9, 93.3, 90.9 and 80.0 per cent of their respondents drove to work in one of these vehicles (Table XIII). On the other hand, the South Central-Parkvale, South Hill, North Central and Woodlea-Waskasoo districts, with percentages of 56.1, 63.4, 67.7 and 69.0 respectively for this mode of transportation,

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TABLE XIII - MEANS OF TRANSPORTATION TO WORK, BY DISTRICT

District	Sunnybrook	Mountview	Eastview	West Park	Oriole Park	Fairview	Woodlea-Waskasoo	Grandview-Michener Hill	South Central-Parkvale	North Central	South Hill	North Red Deer	All Red Deer
Percentage going by:													
Car, truck, m/cycle	93.3	76.9	80.0	77.1	90.9	93.9	69.0	73.0	56.1	67.7	63.4	74.3	75.3
Car pool	--	7.7	2.5	--	--	--	--	--	4.9	6.5	--	2.9	2.0
'Bus	3.3	--	2.5	--	4.5	3.0	--	--	--	--	--	--	1.0
Walk or car	--	--	12.5	8.6	--	--	10.3	13.5	26.8	3.2	34.1	8.6	11.3
Walk or car 'bus	--	3.8	2.5	5.7	--	3.0	17.2	2.7	2.4	--	--	2.9	3.3
Car pool or 'bus	--	--	--	--	--	--	--	2.7	--	--	--	2.9	0.5
Walk or 'bus	--	--	--	--	--	--	--	2.7	--	--	--	2.9	0.5
'Bus or car	--	--	--	--	4.5	--	--	--	--	--	--	--	0.3
Car or bicycle	--	--	--	--	--	--	3.4	--	--	--	--	--	0.3
Percentage who would prefer other means:													
'Bus	--	--	--	--	9.1	9.1	--	--	7.3	--	--	8.6	4.8
Walk	6.7	--	--	--	--	6.1	--	--	--	--	--	--	
Bicycle or walk	--	--	--	--	--	--	3.4	--	--	--	--	--	
Car	--	--	--	--	--	--	6.9	--	--	--	--	--	
No travelling	--	--	--	--	--	--	--	--	--	3.2	--	--	

Source: questionnaire data, 1967

Some respondents did not give this information, and so not all columns add up to 100 per cent.

Date		Description		Amount
1890	Jan 1	Balance		100.00
1890	Jan 15	Received from A. B.		50.00
1890	Feb 1	Received from C. D.		25.00
1890	Mar 1	Received from E. F.		75.00
1890	Apr 1	Received from G. H.		100.00
1890	May 1	Received from I. J.		150.00
1890	Jun 1	Received from K. L.		200.00
1890	Jul 1	Received from M. N.		250.00
1890	Aug 1	Received from O. P.		300.00
1890	Sep 1	Received from Q. R.		350.00
1890	Oct 1	Received from S. T.		400.00
1890	Nov 1	Received from U. V.		450.00
1890	Dec 1	Received from W. X.		500.00
1890	Dec 31	Total		2500.00

Received of the Treasurer of the County of ...



were below the general average. The proportion of the work force in each neighbourhood which travels to work by car or similar private vehicle seems to be related primarily to two factors. Generally, the farther a subdivision is located from the main centers of employment the farther members of its labour force will have to travel to work. Fairview, Sunnybrook, and Oriole Park, all situated in peripheral areas of the city and with well-below average numbers of their residents living within 1.5 miles of work, have much higher numbers going to work by car than is usual in Red Deer. According to Table XII, South Central-Parkvale, South Hill, North Central and Woodlea-Waskasoo all have larger-than-average proportions of their respondents living in close proximity to their work, especially within a mile, as seen in Figure 11.

Not only do employees in these districts have less tendency to travel to work by car, but they are more likely to walk. South Hill and the South Central-Parkvale area, both with over 40 per cent of their respondents travelling 0.5 miles or less to work, have the highest percentages of their labour forces walking - 34.1 and 26.8 respectively. Grandview-Michener Hill, Eastview and Woodlea-Waskasoo also have above-average proportions of their residents living within half a mile of work and walking. A limit of 0.5 miles is used here as 97.7 per cent of the respondents who stated they walked to work regularly also stated they lived within this distance from work. In Sunnybrook, Mountview, Oriole Park, and Fairview, which have the lowest pro-





portions of their labour force living within this half-mile radius, no respondents walked to work.

Another factor which may have some influence on the percentage of the labour force in a neighbourhood which drives to work is its general affluence. Two respondents in Woodlea-Waskasoo who indicated that they always walk to work also stated they would prefer to travel by car. However, both of them had yearly salaries of less than \$3,000. A below-average proportion of North Red Deer's population drives to work, even though a well below-average number of its residents lives within 1.5 miles of work. Its average income is low.

Of those who would have preferred to travel to work by another means, transport by 'bus was the most popular choice. The main deterrent for these people was frankly stated by some as "poor 'bus schedules at rush hour" and "poor 'bus service to North Hill."

Distance was the only problem for those who would have preferred to walk or ride a bicycle to work. All indicated that they wished to live closer to work. All stated that if they moved again, they would try to live nearer to their place of employment. The person who drove for one and a quarter hours each day on his way to work also stated he wished to live closer to work. His preferred means of transportation was one with "no travelling."

In the journey-to-work situation, it was realized that the time factor in travelling to work was probably more significant to people than the distance factor. Respondents



were asked the time, in minutes, which it took them to go to work. However, upon studying their answers, it was found that they were too unreliable to include in this section. For two people travelling two miles to work, one indicated it took him five minutes, the other, twenty. And both persons travelled by car.

## ii) Other Attitudes Towards the Journey-to-Work Situation

In considering the attitudes of the work force towards their home-work travel situation, the relatively small areal size of Red Deer must be stressed again. In Question 23 of the questionnaire, then, not as many people as expected answered that proximity to work would be a factor in their choice of location of a new home. As seen in Table XIV, the total percentage of respondents indicating it would be a factor in the city was 30.0 per cent.

There is no strong areal pattern in the way people in individual residential districts answered this question. In districts where high proportions of the population live within 1.5 miles of work - South Hill, Mountview, the North Central and South Central-Parkvale areas - a slightly smaller concern with finding a home close to work is apparent. But in Grandview-Michener Hill and Eastview, larger proportions of the respondents felt proximity to work would be important if they moved again - 35.1 and 30.0 per cent respectively. This factor might be related to the above-average numbers of respondents in these latter-mentioned districts who walked to work - 13.5 and 12.5 per cent respectively (see Table XIII). If they wanted to continue this activity, proximity







TABLE XIV - RESPONDENTS' VIEWS OF THEIR JOURNEY-TO-WORK SITUATION

District	Percentage stating that:	Prox. to work will be Factor in next move	Not a factor in next move	Prox. to work will be factor, and respondent: Is satisfied at present	Would like to be closer	Would like to be farther
All Red Deer		30.0	46.0	6.0	14.8	0.3
North Red Deer		17.4	42.9	--	14.3	--
South Hill		17.1	56.1	--	14.6	--
North Central		19.4	41.9	--	16.1	--
South Central-Parkvale		22.0	53.7	14.6	2.4	--
Grandview-Michener Hill		35.1	37.8	8.1	20.0	--
Woodlea-Waskasoo		27.6	37.9	3.4	6.9	--
Fairview		60.6	30.3	12.1	36.4	--
Oriole Park		22.7	59.1	9.1	9.1	--
West Park		51.4	34.3	5.7	28.6	--
Eastview		30.0	45.0	10.0	2.5	2.5
Mountview		19.2	80.8	3.8	11.5	--
Sunnybrook		36.7	50.0	3.3	13.2	--

Source: questionnaire data, 1967

N.B. In each column the bottom three figures do not add up to the total in the uppermost line of the table, since a number of respondents did not comment on their present journey-to-work situation.

1. The first part of the document is a list of the names of the persons who have been appointed to the various offices of the Board of Directors of the Corporation. The names are listed in alphabetical order, and each name is followed by the office to which he or she has been appointed.

Name	Office	Term of Office			
		1911	1912	1913	1914
Mr. J. H. Smith	President				
Mr. W. B. Jones	Vice-President				
Mr. C. D. Brown	Secretary				
Mr. E. F. Green	Treasurer				
Mr. G. H. White	Director				
Mr. I. J. Black	Director				
Mr. K. L. Gray	Director				
Mr. M. N. Hall	Director				
Mr. O. P. King	Director				
Mr. Q. R. Lee	Director				
Mr. S. T. Scott	Director				
Mr. U. V. Walker	Director				
Mr. W. X. Young	Director				
Mr. Y. Z. Adams	Director				
Mr. A. B. Baker	Director				
Mr. C. D. Carter	Director				
Mr. E. F. Evans	Director				
Mr. G. H. Fisher	Director				
Mr. I. J. Gibson	Director				
Mr. K. L. Hall	Director				
Mr. M. N. Harris	Director				
Mr. O. P. Hill	Director				
Mr. Q. R. Howell	Director				
Mr. S. T. Hunt	Director				
Mr. U. V. Ingram	Director				
Mr. W. X. Jackson	Director				
Mr. Y. Z. Johnson	Director				
Mr. A. B. Keith	Director				
Mr. C. D. Knight	Director				
Mr. E. F. Lamb	Director				
Mr. G. H. Little	Director				
Mr. I. J. Long	Director				
Mr. K. L. Love	Director				
Mr. M. N. Mason	Director				
Mr. O. P. May	Director				
Mr. Q. R. Meyer	Director				
Mr. S. T. Moore	Director				
Mr. U. V. Nichols	Director				
Mr. W. X. Oliver	Director				
Mr. Y. Z. Parker	Director				
Mr. A. B. Quinn	Director				
Mr. C. D. Reed	Director				
Mr. E. F. Richmond	Director				
Mr. G. H. Roberts	Director				
Mr. I. J. Russell	Director				
Mr. K. L. Sanders	Director				
Mr. M. N. Shaw	Director				
Mr. O. P. Smith	Director				
Mr. Q. R. Stone	Director				
Mr. S. T. Taylor	Director				
Mr. U. V. Thomas	Director				
Mr. W. X. Turner	Director				
Mr. Y. Z. Vance	Director				
Mr. A. B. Warren	Director				
Mr. C. D. Wells	Director				
Mr. E. F. White	Director				
Mr. G. H. Wilson	Director				
Mr. I. J. Wood	Director				
Mr. K. L. Wright	Director				
Mr. M. N. Young	Director				
Mr. O. P. Ziegler	Director				
Mr. Q. R. Zimmerman	Director				

The above list of names and offices is subject to the approval of the stockholders of the Corporation at their annual meeting.

TABLE XIV (Continued)

District	Percentage stating that:	Prox. to work will not be factor, and respondent:	Is satisfied at present	Would like to be closer	Would like to be farther	Would like to live closer to work, Total	No traffic problem	There is a traffic problem
All Red Deer		15.8	9.3	2.5		24.5	76.8	14.3
North Red Deer		11.4	5.7	11.4		28.6	57.1	31.4
South Hill		24.4	19.5	4.9		34.1	61.0	31.7
North Central		12.9	16.1	--		35.5	77.4	3.2
South Central-Parkvale		9.6	22.0	4.9		17.1	90.1	--
Grandview-Michener Hill		21.6	--	2.7		20.0	64.9	13.5
Woodlea-Waskasoo		27.6	3.4	--		10.3	72.4	24.1
Fairview		3.0	15.2	--		48.5	66.7	24.2
Oriole Park		36.4	13.6	--		22.7	68.2	22.7
West Park		5.7	5.7	--		37.1	88.6	--
Eastview		12.5	2.5	--		7.5	92.5	7.5
Mountview		3.8	3.8	--		15.4	84.6	15.4
Sunnybrook		26.4	3.3	3.3		16.7	96.7	--

Source: questionnaire data, 1967



to work would continue to be important to them. In these two districts larger percentages of the residents are employed in the health field. This factor may be significant as often people on shift schedules want to live close to their work. It can then be asked why a greater concern for proximity to work was not shown in South Hill, another hospital area? Since South Hill is also close to the CBD, perhaps residents in this district find proximity to the central business area an important home-locational factor. Again, it must be emphasized that attitudes do vary with individuals. In studying locations of persons' homes, there is a danger of over-emphasizing spatial characteristics. Patterns do not always turn out as expected.

There is some tendency for people living in peripheral districts in the city to be more concerned with the proximity of their home to place of work, in the event of a move. This is demonstrated by Fairview where 60.6 per cent felt it would be a factor and by West Park and Sunnybrook, with percentages of 51.4 and 36.7. However, in Oriole Park where this factor would be most expected, only 22.7 per cent indicated that it would be important. As shown in Table XIV, on the other hand, 46.0 per cent of the respondents in Red Deer indicated that proximity to work would not play a part in their decision of where to live, if they moved from their present homes.

Table XV shows the percentage of respondents in each district for whom proximity to work would be a factor in the choice of a home-location if they moved. It shows how the





TABLE XV - PERCENTAGE OF RESPONDENTS FOR WHICH PROXIMITY TO WORK WILL BE A FACTOR IN THEIR

## NEXT HOME LOCATION

## EFFECT OF PRESENT DISTANCES TO WORK ON THEIR ATTITUDES

District	Sunnybrook	Mountview	Eastview	West Park	Oriole Park	Fairview	Woodlea-Waskasoo	Grandview-Michener Hill	South Central-Parkvale	North Central	South Hill	North Red Deer	All Red Deer
Present distance from work:													
1 mile or less	16.7	0.0	56.3	66.7	100	71.4	16.7	33.3	28.0	21.4	12.0	11.1	29.3
More than 1 mile	38.9	38.5	10.5	50.0	19.0	60.7	40.0	43.6	15.4	25.0	23.5	24.0	33.1
1.5 miles or less	14.3	18.2	45.5	64.3	33.3	58.3	15.0	29.2	28.0	18.6	11.5	21.4	28.9
More than 1.5 miles	41.2	33.0	7.7	47.1	18.6	66.7	50.0	60.0	15.4	30.0	25.0	20.0	34.1
2 miles or less	26.7	25.0	37.0	60.0	22.2	58.8	21.7	31.0	25.0	17.6	10.7	22.7	29.5
More than 2 miles	44.4	25.0	12.5	45.5	23.1	69.2	40.0	80.0	20.0	33.3	28.6	16.7	35.4

Source: questionnaire data, 1967



importance of this factor varies for persons living within 1.0, 1.5, and 2.0 miles of work and correspondingly those living beyond these limits. The city averages show that only for a slightly higher percentage of respondents living beyond these limits does proximity to work become a more important factor. Therefore people's present journey-to-work situation, whether they live close to their work-place or not, does not seem to have a large effect on where they would next like to live. As earlier stated, for many, travelling two or four miles to work likely makes little difference. Probably all persons living and working within the city travel no farther than four miles. City averages in Table XV would also suggest that even if people would like to live closer to work, other factors might be more significant in their choice of a home. Thus for residents of Eastview, North Red Deer, and West Park, a lower proportion of the people living beyond the two-mile limit feels proximity to work would be a factor than those who live closer. For residents of other districts, however, the reverse situation is true. In South Hill, Grandview-Michener Hill and Woodlea-Waskasoo, proximity would be a factor for a much higher proportion of respondents living beyond the two-mile limit than for those living inside it. This again indicates how attitudes can vary towards certain situations.

Of the total number of respondents, 24.5 per cent indicated that they would prefer to live closer to work (see Table XIV). Table XVI shows the proportions who would like to live closer to work and who now live within 1.0, 1.5 and





TABLE XVI - PERCENTAGE OF RESPONDENTS WHO WOULD LIKE TO LIVE CLOSER TO WORK

[illegible]

Source: questionnaire data, 1967



2.0 miles, and of those living beyond these distances. When examining the city averages, it is clearly evident that those living closer to work are definitely more satisfied with their home-work situation than those living further away. While only 14 per cent of the respondents with less than 1.5 miles to go to work would like to live closer, 42 per cent of those living beyond this distance would prefer to. This relationship is true of every residential district.

For 2.8 per cent of the respondents in Red Deer, however, this situation did not exist. These people wanted to live farther from work. Although all of them lived within 2.5 miles of work, there was not a high proportion less than a mile from work and thus extremely close to it. Approximately half lived within 1.5 miles, and the other half up to 2.5 miles distant. Although it is hard to generalize from such a small number of respondents, it is probably of some significance that the homes of most of those wishing to live farther from work are located in the older residential districts of Red Deer. North Red Deer, South Central-Parkvale and South Hill, where most of these respondents lived, are among the oldest in the city. Perhaps the desire to live farther from work is subconsciously connected with the desire to live in a more favourable environment. Probably these people would also prefer to live in the country.

To illustrate again the varying attitudes to the home-work travel situation, an interesting example can be cited. Although people were not specifically asked whether they





were satisfied with their present journey-to-work, 21.8 per cent of all respondents did state that they were. Those who stated this satisfaction but who also stated that proximity to work would be a factor in their next move made up 6.0 per cent of the total respondents. On the other hand, 15.8 per cent indicated satisfaction with the present situation and said that proximity to work would have no bearing on the choice of location of their next home.

In the peripherally located districts of Sunnybrook and Oriole Park, surprisingly high percentages of the respondents indicated that, although they were satisfied with their present journey-to-work, proximity to work would not be a factor in another move. There are two possible reasons for this. Either they are unaware, because they are satisfied now, that the situation could be less desirable, or other factors in choosing a home are more important to them. These attitudes could be found in some persons living close to their workplace as well. Woodlea-Waskasoo, Grandview-Michener Hill and South Hill, all with above-normal percentages of their work force living within 1.5 miles of work, also have an above-normal proportion of respondents indicating proximity to work will not be a factor in the choice of a location for their home. On the other hand, respondents in the South Central-Parkvale and Eastview areas, where above-average numbers also live close to their work, seem to be aware of this as an advantage. Higher percentages of residents of these districts say that proximity to work will be a factor if they move.





While 24.5 per cent of respondents in Red Deer indicated they would prefer to live closer to work, only 14.8 per cent stated that proximity to work would be a factor if they were to choose a new home location (see Table XIV). For about 40 per cent of those who would like to live closer to work, then, other factors are more important in choosing a home location than the journey-to-work situation which would arise. This was especially true of South Hill, North Central, South Central-Parkvale and Oriole Park. For some residents of the first three districts, all older neighbourhoods, perhaps living in a newer area would take precedence. On the other hand, everyone in Grandview-Michener Hill who wished to live closer to work also stated that proximity to work would be a factor in their next home location. These two factors were also important to respondents in Sunnybrook, Mountview, and Woodlea-Waskasoo. Most people in these areas who indicated that they would like to live close to work also stated that proximity would be a factor in the choice of location of their next home.

The lack of a traffic problem in Red Deer was indicated by most people; 76.8 per cent felt one did not exist during rush hours (see Table XLV). Attitudes towards this factor, however, do vary with neighbourhoods. In Sunnybrook and West Park where fast, limited-access routes lead into the central part of town, there were no complaints about traffic problems. But for all districts whose residents must enter the central area from the northwestern part of the city, a number of complaints about the traffic situation exists.



These ranged from needing a new river bridge to the poor state of roads in North Red Deer, from annoyance with the railway level-crossing on the route leading from Fairview and Oriole Park to the problem of crossing Highway 2A. The most commonly stated complaint in Woodlea-Waskasoo and Grandview-Michener Hill was the traffic during the school year. This would especially affect the residents of Woodlea-Waskasoo; large numbers of school buses and students on motor-cycles converge on the high school complex. Again, attitudes vary with the experience of the people. Referring to the traffic problem, one respondent in Sunnybrook felt there was none in Red Deer and stated, "This might apply to a larger city." On the other hand, a resident of South Hill exclaimed, "Traffic terrible!"

### Conclusions

Negative attitudes toward a journey-to-work situation in a relatively small city are likely less pronounced than for a city which extends over a larger area. As suggested in the Red Deer situation, whether a person travels two or four miles to work is probably immaterial to a considerable proportion of the work force. Thus in this city, only 24.5 per cent of the respondents stated that they would like to live closer to work, and only 30.0 per cent suggested that proximity to work would be a factor in their next choice of a home location. It was also apparent, however, that a higher percentage of people who lived farther from work wanted to live closer than did persons living less than 1.5 miles from







their place of employment. This situation would likely exist in most small cities.

It seems likely also that for a considerable proportion of the households in a city of this size, other factors in choosing a home are more important than the distance the wage-earner(s) will have to travel to work. This factor applies to persons wanting to live farther from their place of employment as well as to those who would like to live closer.

Certain factors in the journey to work are fixed physically. This is true not only of the siting of a particular firm, but also of the situation of the residential districts within the city. Not all neighbourhoods can exist in close proximity to the large centers of work. Some will be more peripherally located than others. The number and types of dwelling units for sale or rent also limit the choice of where a person will be able to live, and thus how far he will have to travel to work. Especially in a fast-growing city such as Red Deer, where a great demand for housing exists, to some extent people will have to live wherever they can obtain accommodation.

At all times, it must be stressed, people's attitudes toward their home-work travelling situation will differ. For some, living within walking distance of their place of employment will be very important. For others, neighbourhood qualities will be of special significance, and they will try to live in an area that provides these features, whatever distance they will have to travel to work. Attitudes of people in specific occupations may be significant too. In



Red Deer, for example, a large proportion of the people in the health field live close to their work. On the other hand, employees working in department stores seem to live in all districts, with the distance they travel to work varying considerably.

In most cities of this size in North America, especially where public transportation systems are not well developed, large proportions of the population will likely travel to work by car or other private motor vehicle. This seems to occur to a greater extent in districts peripherally located regarding the major centers of employment. On the other hand, as indicated by residents of Red Deer, higher percentages of people will walk to work in districts located in close proximity to large employment centers.

Residents of all districts do not have the same attitudes towards rush-hour traffic either. While the majority of the population in a city of this size would likely feel no significant traffic problem existed, the populations of certain neighbourhoods would generally encounter less ideal traffic situations.

A final point to make here is that, in a city of this size, many of the problems encountered by residents of larger urban areas will not occur.





## CHAPTER VII

### HOUSEHOLD COMPOSITION

#### Age Structures in Residential Districts in Red Deer

...For the social scientist, the age structure of the population is of paramount importance, because in a great many ways, some of them extremely subtle, age conditions practically (control) every aspect of social phenomena. <sup>1</sup>

Michael R. C. Coulson comments further on the significance of studying the age distribution of a city population.

Age structure is, potentially, a very powerful planning tool. The potential, however, is largely unrealized in practical planning and indeed virtually nothing is known of within-city age structure distributions and their meaning. If efficient services are to be provided for the inhabitants of a neighbourhood, then a knowledge of their age structure is essential. A park with swings and slides in an area of retired couples would look foolish; public ornamental gardens hardly suit the needs of young families. From a different perspective, what will happen to a neighbourhood's age structure over the course of time? Are we building schools in new suburbs to service a single generation of children? Should we build such services to last or should we gear them for later adaptations? <sup>2</sup>

Question 2 in the questionnaire concerned household composition. Respondents were asked to indicate the age group of each member of the household as well as the sex of each individual. The sex ratio of an area is important in suggesting such factors as the number of bedrooms needed per family home and for studying population forecasts. Differential migration of males or females to an area may mirror the availa-

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<sup>1</sup> T. L. Smith, Population Analysis, New York, 1948, p.88.

<sup>2</sup> M.R.C. Coulson, "The Distribution of Population Age Structures in Kansas City", A.A.A.G., Vol. 58, No. 1, March 1968, pp. 155-176.



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bility of employment opportunities.<sup>3</sup> Unfortunately a high proportion of respondents did not indicate the sex of household members; therefore this factor has been excluded from analysis.

Variations occur in the number of age-groups studied in a given analysis, depending on the factors being investigated in each case.<sup>4</sup> For this thesis, five-year age-groups were used up to the age of thirty-nine. The percentage of pre-school children in an area could thus be adequately determined, as well as the number of students needing elementary, junior and high school facilities. Recreation needs for these age-groups could also be suggested. Adult residents under forty were also classified by five-year age-groups to ascertain the age at which they began to buy single-family homes rather than rent accommodation. The middle-age category, representing the years from forty to sixty-four, was subdivided into two groups in order to discover when the household units became smaller in size and whether this affected the type of housing lived in. Retired persons were categorized in one group only, sixty-five years and over.

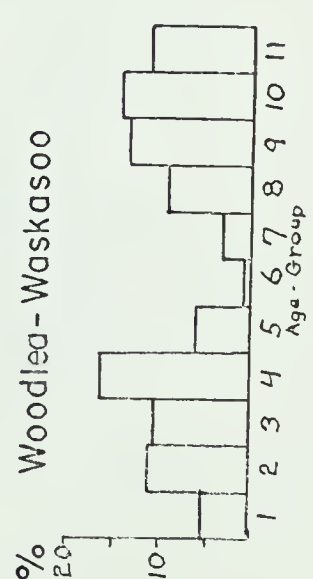
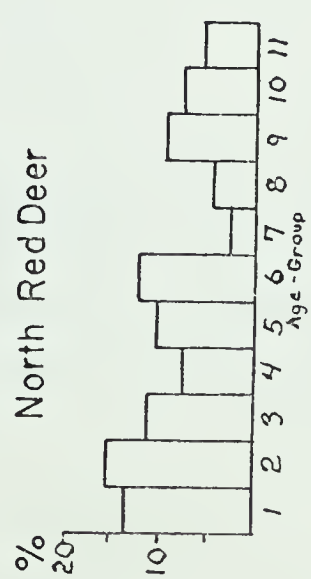
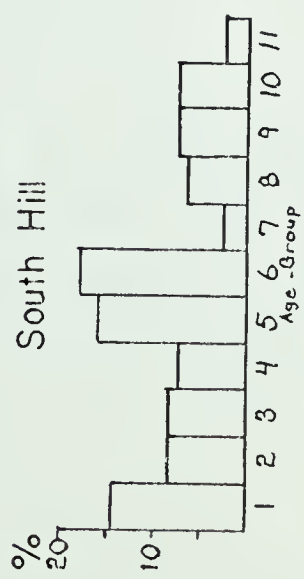
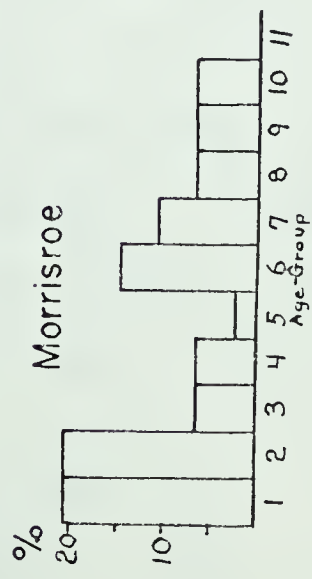
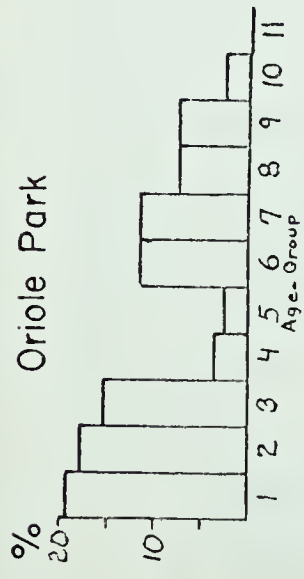
Figure 16 illustrates the age structure of each residential district. From the graphs it is possible to investigate whether the age characteristics vary among the individual subdivisions.

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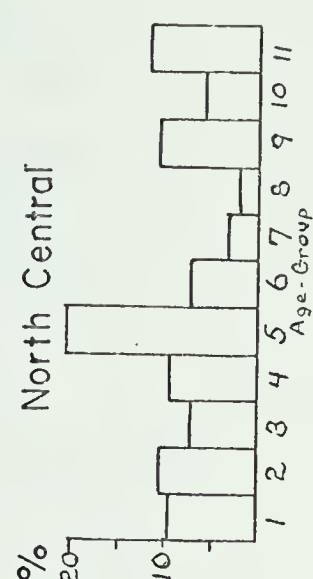
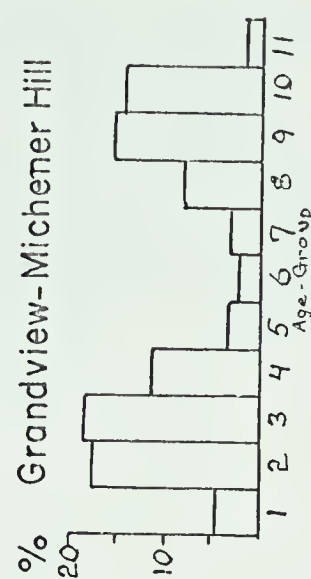
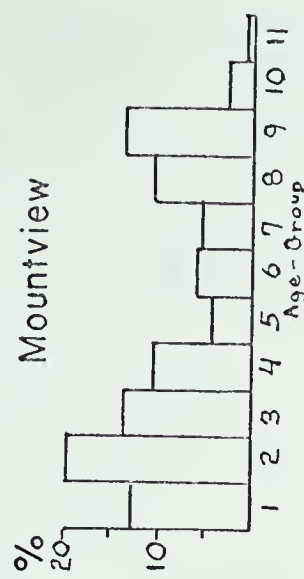
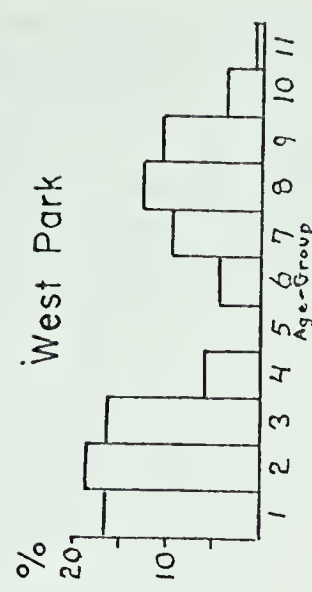
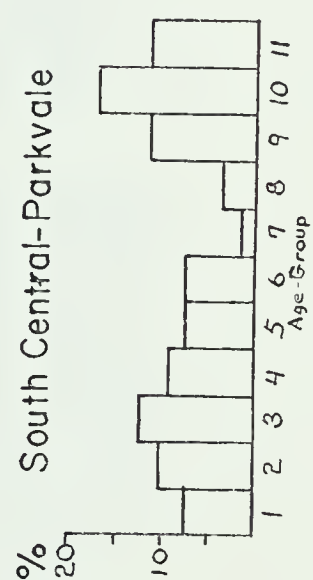
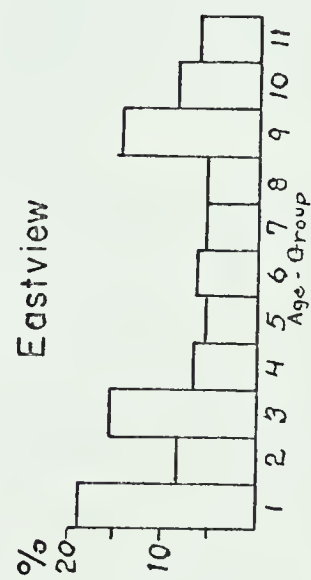
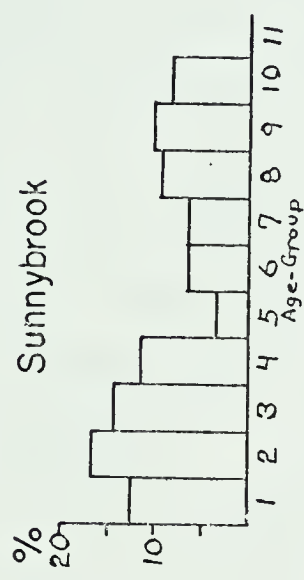
<sup>3</sup> J.N. Jackson, Surveys for Town and Country Planning, London, 1963, p. 172.

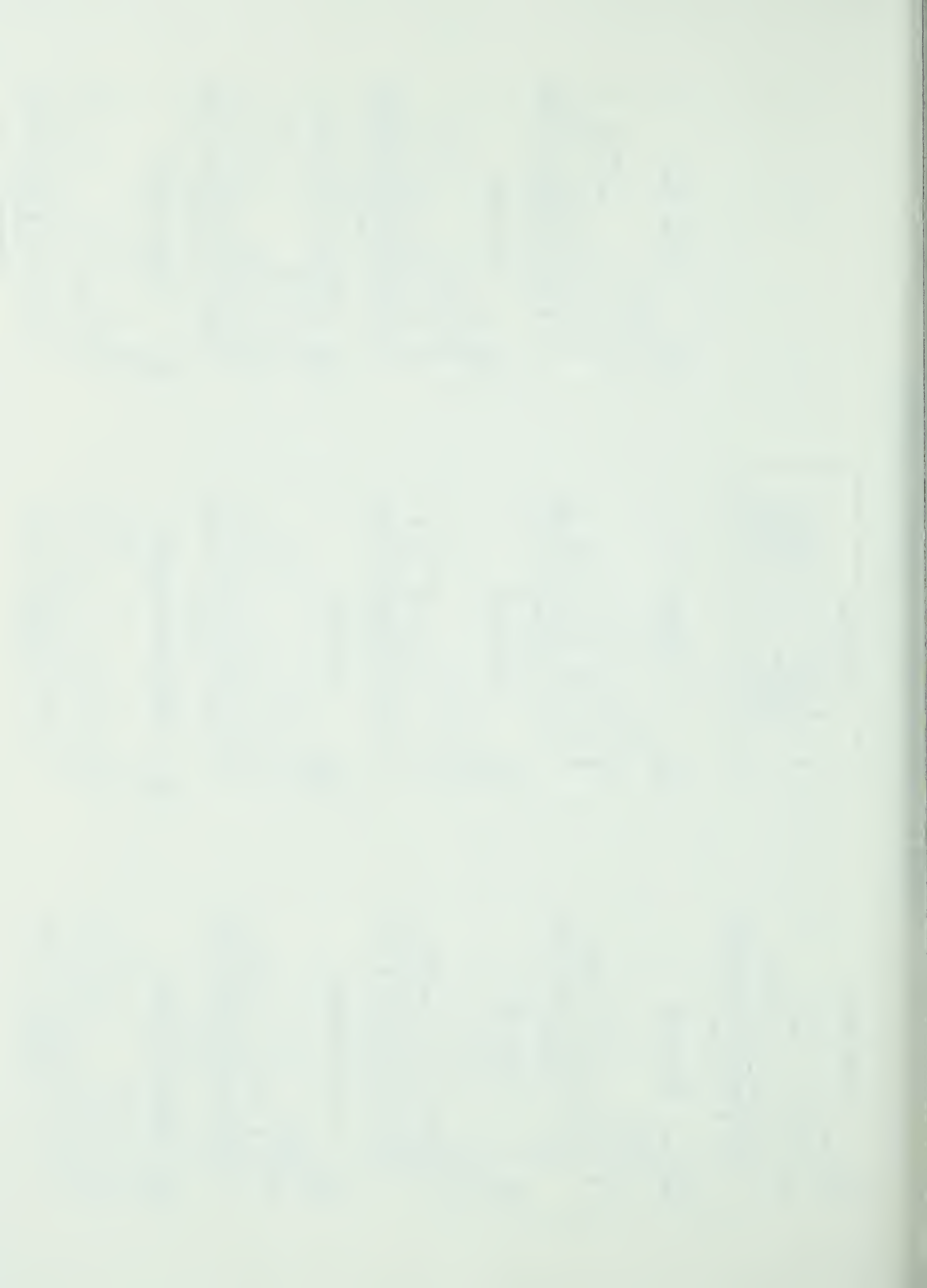
<sup>4</sup> Coulson, op. cit., p. 157.





Age-Group	
1	0-4 years
2	5-9 years
3	10-14 years
4	15-19 years
5	20-24 years
6	25-29 years
7	30-39 years
8	40-49 years
9	50-59 years
10	60-64 years
11	65+ years







Using an ideal age-structure histogram, we find that the size relationships between age-groups can be generalized as a straight line. When the histogram for a young population is so generalized, a steeper slope results. Similarly, an old population produces a flatter line. The angle of slope of the line changes according to the distribution of the population among the various age-groups. 5

Although this study will not go into such detail, the conclusions from the Kansas City study of Coulson can be used in the Red Deer situation. Some residential districts have a much younger population than others; Coulson found that in Kansas City

...the spatial distribution of age structure is far from random. It exhibits great regularity with the older age structures in the older parts of the city and a sharp decline to very young age structures in all directions towards the suburbs. 6

It will be noted that if a generalized line were drawn representing the slope of the age structure in Oriole Park, it would indeed be much steeper than a line drawn for North Red Deer or for Woodlea-Waskasoo. As shown in Chapter III, the latter two districts are much older than Oriole Park, a neighbourhood built entirely in the last ten years on the outer fringe of Red Deer. The older districts of North Red Deer and Woodlea-Waskasoo are much closer to the city center. For the South Central-Parkvale area, adjacent to the CBD, an even larger percentage of the population is found in the older age groups. Although the line appears almost flat for South Central-Parkvale and contrasts with the steep slope for Oriole Park, it will be noted that Bars 9, 10 and 11

---

<sup>5</sup> Loc. cit.

<sup>6</sup> Ibid., p. 163.

1881 by James Buchanan, 1882 by John  
1883 by John Buchanan, 1884 by John Buchanan  
1885 by John Buchanan, 1886 by John Buchanan  
1887 by John Buchanan, 1888 by John Buchanan  
1889 by John Buchanan, 1890 by John Buchanan  
1891 by John Buchanan, 1892 by John Buchanan  
1893 by John Buchanan, 1894 by John Buchanan  
1895 by John Buchanan, 1896 by John Buchanan  
1897 by John Buchanan, 1898 by John Buchanan  
1899 by John Buchanan, 1900 by John Buchanan

1901 by John Buchanan, 1902 by John Buchanan  
1903 by John Buchanan, 1904 by John Buchanan  
1905 by John Buchanan, 1906 by John Buchanan  
1907 by John Buchanan, 1908 by John Buchanan  
1909 by John Buchanan, 1910 by John Buchanan  
1911 by John Buchanan, 1912 by John Buchanan  
1913 by John Buchanan, 1914 by John Buchanan  
1915 by John Buchanan, 1916 by John Buchanan  
1917 by John Buchanan, 1918 by John Buchanan  
1919 by John Buchanan, 1920 by John Buchanan

1921 by John Buchanan, 1922 by John Buchanan  
1923 by John Buchanan, 1924 by John Buchanan  
1925 by John Buchanan, 1926 by John Buchanan  
1927 by John Buchanan, 1928 by John Buchanan  
1929 by John Buchanan, 1930 by John Buchanan  
1931 by John Buchanan, 1932 by John Buchanan  
1933 by John Buchanan, 1934 by John Buchanan  
1935 by John Buchanan, 1936 by John Buchanan  
1937 by John Buchanan, 1938 by John Buchanan  
1939 by John Buchanan, 1940 by John Buchanan

1941 by John Buchanan, 1942 by John Buchanan  
1943 by John Buchanan, 1944 by John Buchanan  
1945 by John Buchanan, 1946 by John Buchanan  
1947 by John Buchanan, 1948 by John Buchanan  
1949 by John Buchanan, 1950 by John Buchanan  
1951 by John Buchanan, 1952 by John Buchanan  
1953 by John Buchanan, 1954 by John Buchanan  
1955 by John Buchanan, 1956 by John Buchanan  
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1967 by John Buchanan, 1968 by John Buchanan  
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1971 by John Buchanan, 1972 by John Buchanan  
1973 by John Buchanan, 1974 by John Buchanan  
1975 by John Buchanan, 1976 by John Buchanan  
1977 by John Buchanan, 1978 by John Buchanan  
1979 by John Buchanan, 1980 by John Buchanan  
1981 by John Buchanan, 1982 by John Buchanan  
1983 by John Buchanan, 1984 by John Buchanan  
1985 by John Buchanan, 1986 by John Buchanan  
1987 by John Buchanan, 1988 by John Buchanan  
1989 by John Buchanan, 1990 by John Buchanan  
1991 by John Buchanan, 1992 by John Buchanan  
1993 by John Buchanan, 1994 by John Buchanan  
1995 by John Buchanan, 1996 by John Buchanan  
1997 by John Buchanan, 1998 by John Buchanan  
1999 by John Buchanan, 2000 by John Buchanan

John Buchanan  
1901-1902

represent categories covering an age-span longer than five years. The gradient of the line would not change as drastically in reality as it therefore appears.

Six subdivisions have especially young age structures. Over 40 per cent of the population of Oriole Park, Morrisroe, Mountview, Fairview, Sunnybrook and West Park are younger than fifteen years of age - 52.5, 47.9, 46.5, 43.8, 43.7 and 41.8 per cent respectively. At the same time, the proportions of their populations falling in the over-forty age bracket is correspondingly lower than in other Red Deer neighbourhoods. Their respective percentages in the over-forty category are 10.3, 12.6, 17.3, 7.8, 18.5 and 15.1 per cent. Each of these residential districts is relatively new (see Chapter III). And, as also observed in Kansas City, these newer areas are relatively far from the CBD. Coulson, discussing a census tract in that city with a "youthful" age structure, remarks that the majority of the houses were built in 1955-60, and houses are still being built in the area. He feels the youthful age structure is represented by the high proportion of the area's inhabitants (37.6 per cent) who are under the age of fifteen. Fifteen per cent of this population was less than five years old.<sup>7</sup> It will be noted that no respondents in Oriole Park, Morrisroe or Sunnybrook fell within the retirement category; and in West Park, Mountview and Fairview only 0.8, 0.9 and 1.1 per cent respectively were sixty-five or over.

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<sup>7</sup> Ibid., p. 162.

with great interest and sympathy. The following is a list of the names of the persons who have been instrumental in the work of the Society since its organization in 1852.

1. Mr. J. B. Allen, Secretary, 1852-1853.  
2. Mr. J. B. Allen, Secretary, 1853-1854.  
3. Mr. J. B. Allen, Secretary, 1854-1855.  
4. Mr. J. B. Allen, Secretary, 1855-1856.  
5. Mr. J. B. Allen, Secretary, 1856-1857.  
6. Mr. J. B. Allen, Secretary, 1857-1858.  
7. Mr. J. B. Allen, Secretary, 1858-1859.  
8. Mr. J. B. Allen, Secretary, 1859-1860.  
9. Mr. J. B. Allen, Secretary, 1860-1861.  
10. Mr. J. B. Allen, Secretary, 1861-1862.  
11. Mr. J. B. Allen, Secretary, 1862-1863.  
12. Mr. J. B. Allen, Secretary, 1863-1864.  
13. Mr. J. B. Allen, Secretary, 1864-1865.  
14. Mr. J. B. Allen, Secretary, 1865-1866.  
15. Mr. J. B. Allen, Secretary, 1866-1867.  
16. Mr. J. B. Allen, Secretary, 1867-1868.  
17. Mr. J. B. Allen, Secretary, 1868-1869.  
18. Mr. J. B. Allen, Secretary, 1869-1870.  
19. Mr. J. B. Allen, Secretary, 1870-1871.  
20. Mr. J. B. Allen, Secretary, 1871-1872.  
21. Mr. J. B. Allen, Secretary, 1872-1873.  
22. Mr. J. B. Allen, Secretary, 1873-1874.  
23. Mr. J. B. Allen, Secretary, 1874-1875.  
24. Mr. J. B. Allen, Secretary, 1875-1876.  
25. Mr. J. B. Allen, Secretary, 1876-1877.  
26. Mr. J. B. Allen, Secretary, 1877-1878.  
27. Mr. J. B. Allen, Secretary, 1878-1879.  
28. Mr. J. B. Allen, Secretary, 1879-1880.  
29. Mr. J. B. Allen, Secretary, 1880-1881.  
30. Mr. J. B. Allen, Secretary, 1881-1882.  
31. Mr. J. B. Allen, Secretary, 1882-1883.  
32. Mr. J. B. Allen, Secretary, 1883-1884.  
33. Mr. J. B. Allen, Secretary, 1884-1885.  
34. Mr. J. B. Allen, Secretary, 1885-1886.  
35. Mr. J. B. Allen, Secretary, 1886-1887.  
36. Mr. J. B. Allen, Secretary, 1887-1888.  
37. Mr. J. B. Allen, Secretary, 1888-1889.  
38. Mr. J. B. Allen, Secretary, 1889-1890.  
39. Mr. J. B. Allen, Secretary, 1890-1891.  
40. Mr. J. B. Allen, Secretary, 1891-1892.  
41. Mr. J. B. Allen, Secretary, 1892-1893.  
42. Mr. J. B. Allen, Secretary, 1893-1894.  
43. Mr. J. B. Allen, Secretary, 1894-1895.  
44. Mr. J. B. Allen, Secretary, 1895-1896.  
45. Mr. J. B. Allen, Secretary, 1896-1897.  
46. Mr. J. B. Allen, Secretary, 1897-1898.  
47. Mr. J. B. Allen, Secretary, 1898-1899.  
48. Mr. J. B. Allen, Secretary, 1899-1900.  
49. Mr. J. B. Allen, Secretary, 1900-1901.  
50. Mr. J. B. Allen, Secretary, 1901-1902.  
51. Mr. J. B. Allen, Secretary, 1902-1903.  
52. Mr. J. B. Allen, Secretary, 1903-1904.  
53. Mr. J. B. Allen, Secretary, 1904-1905.  
54. Mr. J. B. Allen, Secretary, 1905-1906.  
55. Mr. J. B. Allen, Secretary, 1906-1907.  
56. Mr. J. B. Allen, Secretary, 1907-1908.  
57. Mr. J. B. Allen, Secretary, 1908-1909.  
58. Mr. J. B. Allen, Secretary, 1909-1910.  
59. Mr. J. B. Allen, Secretary, 1910-1911.  
60. Mr. J. B. Allen, Secretary, 1911-1912.  
61. Mr. J. B. Allen, Secretary, 1912-1913.  
62. Mr. J. B. Allen, Secretary, 1913-1914.  
63. Mr. J. B. Allen, Secretary, 1914-1915.  
64. Mr. J. B. Allen, Secretary, 1915-1916.  
65. Mr. J. B. Allen, Secretary, 1916-1917.  
66. Mr. J. B. Allen, Secretary, 1917-1918.  
67. Mr. J. B. Allen, Secretary, 1918-1919.  
68. Mr. J. B. Allen, Secretary, 1919-1920.  
69. Mr. J. B. Allen, Secretary, 1920-1921.  
70. Mr. J. B. Allen, Secretary, 1921-1922.  
71. Mr. J. B. Allen, Secretary, 1922-1923.  
72. Mr. J. B. Allen, Secretary, 1923-1924.  
73. Mr. J. B. Allen, Secretary, 1924-1925.  
74. Mr. J. B. Allen, Secretary, 1925-1926.  
75. Mr. J. B. Allen, Secretary, 1926-1927.  
76. Mr. J. B. Allen, Secretary, 1927-1928.  
77. Mr. J. B. Allen, Secretary, 1928-1929.  
78. Mr. J. B. Allen, Secretary, 1929-1930.  
79. Mr. J. B. Allen, Secretary, 1930-1931.  
80. Mr. J. B. Allen, Secretary, 1931-1932.  
81. Mr. J. B. Allen, Secretary, 1932-1933.  
82. Mr. J. B. Allen, Secretary, 1933-1934.  
83. Mr. J. B. Allen, Secretary, 1934-1935.  
84. Mr. J. B. Allen, Secretary, 1935-1936.  
85. Mr. J. B. Allen, Secretary, 1936-1937.  
86. Mr. J. B. Allen, Secretary, 1937-1938.  
87. Mr. J. B. Allen, Secretary, 1938-1939.  
88. Mr. J. B. Allen, Secretary, 1939-1940.  
89. Mr. J. B. Allen, Secretary, 1940-1941.  
90. Mr. J. B. Allen, Secretary, 1941-1942.  
91. Mr. J. B. Allen, Secretary, 1942-1943.  
92. Mr. J. B. Allen, Secretary, 1943-1944.  
93. Mr. J. B. Allen, Secretary, 1944-1945.  
94. Mr. J. B. Allen, Secretary, 1945-1946.  
95. Mr. J. B. Allen, Secretary, 1946-1947.  
96. Mr. J. B. Allen, Secretary, 1947-1948.  
97. Mr. J. B. Allen, Secretary, 1948-1949.  
98. Mr. J. B. Allen, Secretary, 1949-1950.  
99. Mr. J. B. Allen, Secretary, 1950-1951.  
100. Mr. J. B. Allen, Secretary, 1951-1952.



On the other hand, the older residential districts generally contain above-average proportions in the over-forty age-groups. South Central-Parkvale, Woodlea-Waskasoo, Grandview-Michener Hill and North Central have 39.6, 38.3, 31.2 and 28.8 per cent respectively of their populations older than forty, while correspondingly lower percentages are in the 0-14 age-group - respectively 30.2, 26.3, 30.8 and 27.6 per cent. It was established in Chapter III that these districts are among the oldest, physically, in the city. Coulson describes an example of a district with an "old" age structure in Kansas City as being located in an area of "mainly older (pre-1939) buildings. Many of these have been converted to apartments..."<sup>8</sup> In this district he also stresses the size of the 20-24 age-group, noting that younger people are entering the area and probably living in the apartments and converted single-family dwellings which are now coming into existence there. In Red Deer, many apartments are now being built in the North Central and South Central-Parkvale areas, adjacent to the CBD. Above-average proportions of residents in the 20-24 age-group do live in these areas, 20.5 and 7.5 per cent respectively. The city average for this age-group is 6.4 per cent.

Sixteen per cent of the population of South Hill also falls within the 20-24 age-group, and 59 per cent of them live in apartments and converted dwellings. The age distribution in South Hill seems to be something of an anomaly not seen elsewhere in Red Deer. The age categories containing

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<sup>8</sup> Ibid., p. 159.





the highest proportions of the population are the 20-24 division already mentioned and the 25-29 group with 17.9 per cent. Ninety-four per cent of them live in apartments or converted dwellings, with 89 per cent actually living in apartments. The location of the General and Richard Parsons Auxiliary Hospitals can partially explain the abnormally large concentration of population in this ten-year span. The nursing clientele provides a demand for multi-dwelling units within the area: and many of them are likely within the 20-29 age-group. Once this type of dwelling unit was supplied in South Hill, other people within this age-group wanting similar accommodation were attracted to the area. Thirty-two per cent of South Hill residents are between 20 and 30 and live in multi-family dwellings.

Eastview and North Red Deer are the other two neighbourhoods whose population age distributions are somewhat unusual. Not only do they have relatively high percentages under fifteen years old, but also above-normal proportions over forty. Of their residents, 43.4 and 40.5 per cent respectively are under fifteen; 28.8 and 22.5 per cent respectively are forty or older. While the average percentage of residents in Red Deer neighbourhoods who are retired is 4.3,<sup>9</sup> 6.1 and 5.2 per cent of Eastview and North Red Deer residents respectively are at least sixty-five years old. Part of Eastview is physically older than the rest, having been built before the street layout was to vary from the

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<sup>9</sup> As pointed out in Chapter IV, retired people living in Senior Citizen or Nursing Homes were excluded from the analysis.



grid pattern. Most of the retired people, 4.5 of 6.1 per cent, are from this area of Eastview. Much of the North Red Deer area also was built quite early in the century. With older and often less expensive housing, it too would likely attract older people with a more or less fixed income. As will be discussed in more detail in Chapter VIII, a considerable fraction of North Red Deer residents remarked that the low costs of housing had primarily attracted them to that district. Families with low incomes, therefore, would also be attracted to this area. In part, this may explain the relatively high concentrations of younger children living in this district as well.

In explaining his example of a census area with an "old but normal" age structure, Coulson remarks:

The population is based on family life, but must be near the extreme age structure for a stable population. It is reasonable to speculate that the character of the area may change. Young adults have already entered the area (note the size of the twenty [to] twenty-four age group). 10

In Red Deer, the South Central-Parkvale, North Central and South Hill residential areas most clearly approximate this description. Because there are many apartment blocks and converted dwellings in these districts, smaller and younger households may come to provide a larger proportion of the districts' populations. Indeed, this trend seems apparent, especially in the North Central and South Hill areas. That these districts are near the CBD and other relatively centrally-located activities helps to solve the problem of providing

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<sup>10</sup> Ibid., p. 159.







recreational facilities for both the older population and young adults. A prime example of an ornamental park which would provide passive recreation for generally less-active, older people is to be found on Ross Street. An Olympic-sized swimming pool, a library, bowling alley and roller-skating rink are also present nearby for the younger age-groups.

### Household Composition

The size of households is another important aspect of household composition.

Household-size data have important applications in housing market analysis, with the percentage distribution of households by size providing guides in estimating overall space requirements for the various classes of residential structures applicable to the city under study. <sup>11</sup>

Although this thesis will not delve deeply into residential planning, the above statement does introduce some of the uses to which studies of household size can be put. Household size may vary both from neighbourhood to neighbourhood and with the type of dwelling unit occupied.<sup>12</sup> Table XVII is presented in

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<sup>11</sup> F.S. Chapin, Jr., Urban Land Use Planning, Urbana, Illinois, 1965, p. 216.

<sup>12</sup> In the Census of Canada, 1961, "household" and "dwelling unit" are defined as follows:

A household as defined in the census consists of a person or group of persons occupying one dwelling. It usually consists of a family group, with or without lodgers, employees, etc. However, it may consist of a group of unrelated persons, of two or more families sharing a dwelling, or of one person living alone. Every person is a member of some household, and the number of households equals the number of occupied dwellings. A dwelling is defined as a structurally separate set of living quarters, with a private entrance either from outside the building, or from a common hall, lobby, vestibule or stairway inside. The entrance must not be through anyone else's living quarters.



TABLE XVII - HOUSEHOLD SIZE DISTRIBUTION BY NEIGHBOURHOOD AND DWELLING TYPE

District	(a) Single-family Owner Occupied					(b) Single-family Rented				
	Household type					Household type				
Percentage of population in:	One adult and child-ren	Two adults and child-ren	Adults only	Total % in dwelling type	Ave. family size	One adult and child-ren	Two adults and child-dren	Adults only	Total % in dwelling type	Ave. family size
Oriole Park	--	80.8	2.6	83.4	4.3	--	16.7	--	16.7	6.5
Morrisroe	--	63.8	--	63.8	5.0	--	--	--	--	--
Mountview	--	81.0	1.7	82.7	4.8	--	13.8	--	13.8	5.3
Fairview	--	53.9	2.2	56.1	4.2	--	13.5	4.5	18.0	3.2
Sunnybrook	--	84.3	--	84.3	4.6	3.3	--	--	3.3	4.0
West Park	2.2	66.7	4.4	73.3	4.7	--	26.7	--	26.7	4.5
Eastview	--	42.2	6.7	48.9	4.1	--	24.4	--	24.4	4.7
North Red Deer	6.0	50.4	8.5	64.9	4.0	--	19.7	2.6	22.3	3.3
South Hill	--	18.3	5.5	23.8	3.3	--	4.6	--	4.6	5.0
South C.-Parkvale	2.8	17.9	21.7	42.4	2.5	3.8	27.4	1.9	33.1	5.0
Woodlea-Waskasoo	--	49.5	18.2	67.7	3.7	--	6.1	2.0	8.1	4.0
Grandview-M. Hill	--	58.1	7.3	65.4	4.1	2.4	13.7	--	16.1	5.0
North Central	--	28.1	10.8	38.9	3.3	9.6	--	--	9.6	8.0
All Red Deer	0.8	53.5	6.9	61.2	4.0	1.5	12.8	0.8	15.1	4.9

Source: questionnaire data, 1967





TABLE XVII (Continued)

District	(c) Duplex				(d) Row House			
	Household type		Total % in dwelling type	Average family size	Household type		Total % in dwelling type	Average family size
Percentage of population in:	One adult and child- dren	Two adults and child- dren only			One adult and child- dren	Two adults and child- dren only		
Mountview	--	3.4	3.4	4.0	--	--	--	--
Morrisroe	--	12.8	12.8	3.0	--	23.4	23.4	5.5
Fairview	--	4.5	4.5	4.0	--	9.0	13.5	4.0
Sunnybrook	--	12.4	12.4	5.0	--	--	--	--
Eastview	--	5.2	5.2	3.5	2.2	14.8	17.0	4.6
South Hill	--	--	--	--	--	30.3	30.3	4.1
South C.-Parkvale	--	--	1.9	2.0	--	--	--	--
Woodlea-Waskasoo	--	3.1	3.1	3.0	--	--	--	--
Grandview-M. Hill	--	6.5	6.5	8.0	--	--	--	--
All Red Deer	--	3.7	3.8	4.1	0.2	6.0	6.5	4.6
(f) Converted Dwelling								
Fairview	--	5.6	7.8	3.5	--	--	--	--
Eastview	--	2.2	4.4	2.0	--	--	--	--
North Red Deer	--	--	1.7	2.0	2.6	4.3	11.2	2.6
South Hill	1.8	8.3	21.1	2.3	--	5.5	10.2	2.8
South C.-Parkvale	--	--	5.7	1.5	--	13.2	17.0	3.0
Woodlea-Waskasoo	--	11.1	13.1	3.3	4.1	3.1	8.2	2.7
Grandview-M. Hill	--	--	1.6	2.0	--	8.9	10.5	4.3
North Central	6.0	12.0	34.9	2.1	3.6	4.8	15.6	2.6
All Red Deer	0.6	3.0	7.7	2.3	0.8	3.1	5.6	3.0

Source: questionnaire data, 1967





an attempt to show both types of variations. From these statistics, spatial patterns for both household sizes and dwelling types in Red Deer may be shown.

i) Distribution of Types of Dwelling Units in Red Deer

By far the largest proportion of the population in Red Deer lives in single-family, detached dwellings; 61.4 per cent live in single-family units owned by the household and an additional 14.9 per cent in houses which are rented. Among individual districts, however, the distribution of dwelling type and household size is somewhat varied. It is, of course, dependent upon the type of dwelling units available in any district. Oriole Park, which consists almost exclusively of single-family detached homes, will naturally have more of its population in this type of unit than Eastview, which has a large row housing complex, semi-detached houses and apartment blocks as well as single-family homes. It is Red Deer's present policy to have a variety of housing types in each residential district. This aids in bringing together a variety of age and income groups in the same neighbourhood. Hopefully it will also add to the stability of age structure in a given district. While there would be apartments for the young adult and older age-groups, there would also be the single-family dwellings preferred by families. Schools and certain types of recreation grounds would not become obsolete after one generation of use. A variety of dwelling types would continue to attract certain kinds of households.

It is found that the most common type of error is the omission of the subject, and the next most common is the omission of the verb. These errors are usually the result of carelessness or haste.

The following table shows the results of a study of the errors made by a group of students in a foreign language class. The table is divided into two columns, one for the number of errors and one for the percentage of errors. The rows are divided into two groups, one for the subject and one for the verb.

The results of the study show that the most common error is the omission of the subject, and the next most common is the omission of the verb. These errors are usually the result of carelessness or haste. The study also shows that the number of errors decreases as the students become more familiar with the language.

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Apartment buildings, once confined to the locations along subways, elevated lines or near suburban railroad stations, are now springing up in the suburbs, far from mass transit. Many families without children of school age desire the convenience of the apartment, involving no work of mowing lawns, painting and repairing, and the comforts of air-conditioning.... Complete communities are now being developed in the suburbs, with a mixture of single-family homes, town houses and apartments.... Thus the dynamic changes of the past quarter century make it necessary to review concepts developed from studies of American cities in 1925 and 1939. <sup>13</sup>

This policy will soon be instigated in Sunnybrook.

While in 1967 only single-family, detached and semi-detached houses existed in this neighbourhood, the City zoning regulations will permit the erection of apartment blocks. This will attract the young and old adult groups to the area. <sup>14</sup>

In general, the newer districts have the highest concentrations of single-family dwellings. Oriole Park, Mountview, and Sunnybrook have around 90 per cent or more of their populations living in this type of accommodation. Even the newer neighbourhoods with a variety of housing, such as Eastview, Fairview, and Morrisroe, generally seem to have more of their residents in this kind of dwelling unit than in the older districts. Indeed, it is in such residential areas as North Red Deer, South Hill, South Central-Parkvale, Woodlea-Waskasoo, Grandview-Michener Hill and North Central that most of the converted family dwellings are located. From 8.1 to 17.0 per cent of the housing in these districts

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<sup>13</sup> H. Hoyt, "Recent Distortions of the Classical Models of Urban Structure", Land Economics, Vol. XL, No. 2, May, 1964, p. 208.

<sup>14</sup> Pers. comm., D. Cole.





is of the converted family dwelling variety. These housing units were at one time undoubtedly single-family homes. Each of these older districts also contains apartment blocks in its housing stock. Probably much of the latter type of unit has displaced former single-family dwellings. It is not surprising, then, that Red Deer's older residential areas have a lower concentration of single-family detached dwelling units than the newer ones. Single-family homes are most evident in the peripherally located and generally newer residential areas of the city.

Griffen and Preston remark that the transition zone by definition is an area of spatial variation and temporal change.<sup>15</sup> A changing composite of housing types would thus be particularly likely in residential districts surrounding the CBD, where processes of transition might hold sway. These forces of change might also partially explain the high percentages of rented single-family dwelling units in the South Central-Parkvale and North Red Deer districts. The lower-than-average proportion of rented single-family homes in the North Central and South Hill areas could be related to the fact that the homes which might be rented are already converted into multi-dwelling units. However, before this suggestion is carried to the extreme, it must be noted that other neighbourhoods, especially West Park and Eastview, have much-above-average proportions of their

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<sup>15</sup> D.W. Griffen and R.E. Preston, "A Re-statement of the 'Transition Zone' Concept", A.A.A.G., Vol. 56, No. 2, June 1966, p. 339.

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single-family dwelling units being rented as well; and in general, row housing, duplex dwellings and apartment units provide rental accommodation. As will be discussed in more detail in Chapter VIII, there is presently a great demand for single-family housing on the Red Deer market, be it rented or for sale.

Other types of housing in Red Deer seem to be concentrated in fewer neighbourhoods. For the city as a whole, 3.8 per cent of the total housing stock is in duplex units. They are a prominent part of the housing morphology only in Morrisroe and Sunnybrook. In Morrisroe, semi-detached houses are mainly interspersed with row housing in the new Vista Village multi-family dwelling complex. In Sunnybrook, one side of an entire street, Stewart Street, is devoted to semi-detached housing, an example of Red Deer's present policy of providing varied housing types within each district. It supplies accommodation for slightly poorer households within this high-income district.<sup>16</sup> It is evident in Table XVII that duplex dwellings are something of an innovation on the Red Deer housing scene. They are mainly found in the newer districts.

This is likewise true of the row housing complexes in the city, all of which are relatively recent and found mainly in the newer districts, Fairview and Eastview for instance. But they also make up a surprisingly high proportion of the South Hill housing stock. South Hill has

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<sup>16</sup> Pers. comm. D. Cole.

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two areas of terraced housing, one along 52 Avenue, the other in a large block between 32nd and 33rd Streets and 47th and 49th Avenues.

On the other hand, apartment buildings and converted dwellings are mainly a part of the older districts. Conversion is perhaps a natural end to the life of most large old single-family dwellings. If people continue to live in this type of home when their children have moved away, their large houses may become too great a burden to carry by themselves. They may thus subdivide them, letting some of the rooms and thereby also supplementing their fixed incomes. One respondent in the North Central area commented:

Trying to rent more than one cramped and unattractive room on an Old Age Pension is IMPOSSIBLE in this area of Red Deer. Not being able to drive, and unable to walk very far, I am forced, in order to be independent at age 72 years, to rent a large house which is old and inconvenient. In order to pay the rent, I must sub-let rooms. Row-type housing, at a reasonable rate, is sorely needed in this district.

This women indicated that she lived in a converted dwelling. Her remarks suggest that even in the North Central area, where there is a large variety of housing types, the stock is not satisfactory for all needs.

Apartment blocks are most common in the older sections of Red Deer. As stated by Cole, the city's present policy is to allow a variety of housing types in any district; apartment blocks thus have appeared in the newer districts of Eastview and Fairview; and the erection of blocks in other new residential areas also seems likely. At present, though, the natural demand for living accommodation near the city center has resulted in a supply of higher density apartment



1. The first part of the paper is devoted to a general discussion of the problem of the existence of solutions of the system of equations

which are satisfied by the functions  $u_i(x, y, z)$  and  $v_i(x, y, z)$  in the domain  $D$  of the space  $E_3$ .

2. In the second part of the paper the author considers the problem of the existence of solutions of the system of equations

which are satisfied by the functions  $u_i(x, y, z)$  and  $v_i(x, y, z)$  in the domain  $D$  of the space  $E_3$ .

3. In the third part of the paper the author considers the problem of the existence of solutions of the system of equations

which are satisfied by the functions  $u_i(x, y, z)$  and  $v_i(x, y, z)$  in the domain  $D$  of the space  $E_3$ .

4. In the fourth part of the paper the author considers the problem of the existence of solutions of the system of equations

which are satisfied by the functions  $u_i(x, y, z)$  and  $v_i(x, y, z)$  in the domain  $D$  of the space  $E_3$ .

5. In the fifth part of the paper the author considers the problem of the existence of solutions of the system of equations

which are satisfied by the functions  $u_i(x, y, z)$  and  $v_i(x, y, z)$  in the domain  $D$  of the space  $E_3$ .

6. In the sixth part of the paper the author considers the problem of the existence of solutions of the system of equations

which are satisfied by the functions  $u_i(x, y, z)$  and  $v_i(x, y, z)$  in the domain  $D$  of the space  $E_3$ .

7. In the seventh part of the paper the author considers the problem of the existence of solutions of the system of equations

which are satisfied by the functions  $u_i(x, y, z)$  and  $v_i(x, y, z)$  in the domain  $D$  of the space  $E_3$ .

8. In the eighth part of the paper the author considers the problem of the existence of solutions of the system of equations

dwelling in this area, represented by the North Central, South Central-Parkvale and Woodlea-Waskasoo districts. The concentration of apartment blocks in South Hill has already been noted.

## ii) Distribution of Average Household Sizes In Red Deer

The varying housing demands of different kinds of households have been alluded to previously. The average household size in Red Deer is 3.8.<sup>17</sup> Average household sizes in Red Deer vary with the type of dwelling unit in which the household is living. That families desire a more spacious type of dwelling unit as well as a yard of some kind is evident in the size of households that live in single-family, duplex and row housing units.

The predominance of new construction, single family homes and home ownership in the suburbs is frequently explained in terms of young marriages, high birth rates and the resultant desire for more space for children. Among the reasons most frequently cited to explain a move to the suburbs is the need to find more room for growing families. <sup>18</sup>

Table XVII shows that the average sizes of households for

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<sup>17</sup> This was determined from the questionnaire; 1359 people were involved in 356 households in Question 2. The value of 3.8 is upheld by 1961, Census of Canada data, Series 2.1-1 on Households and Families. The average size of households in Red Deer in 1961, 1956, and 1951 was 3.7, 3.5 and 3.3 persons respectively. The 0.1 person increase in household size between 1961 and 1967 may be part of a continuing trend to larger households in Red Deer over the period 1951-1961, or it may result from a slight error due to the size of the sample. In fact, changes in average household sizes of various communities in Alberta show no definite trends (see Table XVIII).

<sup>18</sup> M.G. Powers, "Age and Space Aspects of City and Suburban Housing", Land Economics, Vol. XL, No. 4, November, 1964, p. 385.



TABLE XVIII - AVERAGE HOUSEHOLD SIZE OF CERTAIN ALBERTA CENTERS

Center	1961	1956	1951
Alberta	3.6	3.6	3.7
Red Deer	3.7	3.5	3.3
Calgary	3.4	3.3	3.3
Camrose	3.4	3.5	3.7
Edmonton	3.6	3.7	3.6
Grande Prairie	3.7	3.7	3.5
Innisfail	3.6	3.3	3.4
Lacombe	3.3	3.2	3.4
Lethbridge	3.4	3.5	3.5
Medicine Hat	3.4	3.3	3.3
Olds	3.4	3.4	3.3
Ponoka	3.5	3.5	3.4
Stettler	3.4	3.5	3.7
Wetaskiwin	3.4	3.4	3.5

Source: Census of Canada, 1961, Series 2.1-1, Households and Families, pp. 1-19.

owner-occupied single-family houses, rented single-family dwellings, duplex and row housing units are 4.0, 4.9, 4.1 and 4.6 persons respectively. These are to be compared with the much smaller households found in apartments and converted dwellings - 2.3 and 3.0 persons respectively. As will be discussed in more detail in the third part of this chapter, the majority of persons living in apartments and converted dwellings are in the young adult and older adult age-groups. It is likely that small households of this type do not want to be bothered with the upkeep of large yards, lawn-mowing and walk-shovelling, or, for that matter, with the cleaning of large homes. For this reason they choose to live in apartment blocks or converted houses. Table XIX illustrates the average household size of the various residential dis-





TABLE XIX - AVERAGE HOUSEHOLD SIZE OF DISTRICTS IN RED DEER

District	Average Household Size	District	Average Household Size
Oriole Park	4.6	Morrisroe	4.7
Mountview	4.8	Fairview	3.6
Sunnybrook	4.7	West Park	4.7
Eastview	4.1	North Red Deer	3.5
South Hill	3.0	S.Cent.-Parkvale	3.0
Woodlea-Waskasoo	3.5	Grandview-M.Hill	4.3
North Central	2.8	RED DEER AVERAGE	3.8

Source: Questionnaire data, 1967

tricts in Red Deer.<sup>19</sup> As shown, it is generally the newer subdivisions which have the larger average household sizes. This can be directly related to the types of dwelling units found in the various neighbourhoods; Oriole Park, Morrisroe, Mountview and Sunnybrook have no apartment blocks or converted dwelling units. These districts, consisting of housing which has high average sizes (single-family detached and row housing and semi-detached units) have consistently higher average household sizes than neighbourhoods with relatively high proportions of apartments and converted houses.

<sup>19</sup> It must be remembered that average household sizes are averages. Not all households in each dwelling type conform to the mean. While there were two questionnaires from Eastview indicating a single-person household occupying a single-family dwelling, there were also two questionnaires showing eight persons living in that dwelling type. Although many households in apartments have only one member, apartment households with five members were found in Fairview and South Hill. Generally, however, most households are close to average in size for their type of dwelling unit. Of fifteen South Hill households answering the questionnaire, ten contained two people each.



A distinct pattern of average household sizes is seen in Red Deer residential districts; larger households tend to live in the newer, more peripheral areas. The density of persons per acre, however, may not show this. Districts with more household units per acre possess more apartment blocks and converted homes, a factor which would increase their density of persons per acre.

### Age Structures for Residents of Different Types of Dwelling Units

#### i) Age Distribution per Type of Dwelling Unit

Table XX illustrates the proportion of each neighbourhood's residents who live in various kinds of dwelling units. More important, it shows the age distribution for each dwelling type as well; this is found to vary from type to type.

In most kinds of dwelling units, at least a third of the occupants is under the age of fifteen. Rented single-family dwellings and row houses have the youngest age structure; approximately 50 per cent of their residents are under fifteen. Duplexes also have a young age structure. About 40 per cent of their inhabitants are in the 0-14 age-group. The young age structure of households renting single-family homes, duplexes and row houses would suggest that these housing types are occupied most often by families which are not sufficiently established, at least in the financial sense, to have a home of their





TABLE XX - AGE STRUCTURE BY NEIGHBOURHOOD AND DWELLING TYPE

District	Percentage of Persons Per Age Group Living in Owner-Occupied, Single-Family Dwellings										
	Age-Group										
	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-49	50-64	65+ Total
Oriole Park	16.7	12.8	12.8	2.6	2.6	11.5	9.0	7.7	5.1	2.6	83.3
Morrisroe	14.6	14.6	4.2	2.1	2.1	12.5	6.3	4.2	2.1	2.1	64.4
Mountview	8.6	16.4	12.1	9.5	1.7	5.2	5.2	8.6	12.9	1.7	82.8
Fairview	12.4	7.9	6.7	3.4	5.6	5.6	5.6	4.5	3.4	1.1	56.2
Sunnybrook	11.8	11.8	11.8	10.8	3.4	5.9	4.2	8.4	8.4	8.4	84.0
West Park	9.8	15.0	13.5	4.5	0.0	0.8	7.5	11.3	8.3	3.0	74.4
Eastview	5.3	4.5	8.3	5.3	2.3	0.8	0.8	4.5	9.1	4.5	50.0
North Red Deer	5.2	12.1	11.2	5.2	2.6	5.2	0.9	4.3	8.6	5.2	64.7
South Hill	0.9	2.8	4.7	1.9	0.0	0.0	0.0	4.7	1.9	2.8	22.6
S. Cent.-Parkvale	1.9	0.9	4.7	4.7	0.9	0.9	0.0	0.9	4.7	14.2	8.5
Woodlea-Waskasoo	2.0	7.1	5.1	14.1	3.1	0.0	2.0	2.0	12.1	11.1	67.7
Grandview-M. Hill	2.4	11.2	8.8	9.6	2.4	1.6	3.2	5.6	8.8	10.4	65.6
North Central	2.4	4.8	3.6	3.6	1.2	2.4	2.4	0.0	8.4	1.2	39.8
Red Deer Average	7.2	9.4	8.3	5.9	2.1	4.0	3.6	5.1	7.2	5.2	61.4

Source: Questionnaire data, 1967.





TABLE XX (Continued)

Percentage of Persons Per Age Group Living in Renter-Occupied, Single-Family Dwellings												
District	Age-Group											
	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-49	50-64	65+ Total	
Oriole Park	2.6	5.1	2.6	1.3	0.0	0.0	2.6	0.0	2.6	0.0	0.0	16.7
Mountview	2.6	3.4	1.7	0.9	0.9	0.9	0.0	1.7	0.9	0.9	0.0	13.8
Fairview	3.4	3.4	0.0	0.0	1.1	7.9	0.0	0.0	0.0	2.2	0.0	18.0
Sunnybrook	0.0	0.0	1.7	0.8	0.0	0.0	0.0	0.0	0.8	0.0	0.0	3.4
West Park	6.8	3.8	3.0	1.5	0.0	3.8	2.3	1.5	2.3	0.8	0.0	25.6
Eastview	9.1	2.3	3.0	0.0	0.8	3.0	2.3	0.8	2.3	0.0	0.0	23.5
North Red Deer	6.9	2.6	0.0	0.9	5.2	4.3	0.9	0.0	0.0	0.9	0.9	22.4
South Hill	1.9	0.0	0.0	0.0	0.9	0.9	0.0	0.0	0.0	0.0	0.0	3.8
S. Cent.-Parkvale	4.7	5.7	5.7	3.8	0.9	4.7	0.9	0.9	4.7	0.9	0.0	33.0
Woodlea-Waskasoo	0.0	2.0	2.0	0.0	0.0	0.0	0.0	2.0	0.0	2.0	0.0	8.0
Grandview-M. Hill	1.6	3.2	4.8	0.8	0.0	0.0	0.0	0.8	3.2	1.6	0.0	16.0
North Central	1.2	2.4	2.4	2.4	0.0	0.0	0.0	1.2	0.0	0.0	0.0	9.6
Average for Red Deer	3.1	2.6	2.1	1.0	0.8	2.0	0.7	0.7	1.3	0.7	0.1	14.9

Source: Questionnaire data, 1967.

1	1000	1000	1000
2	1000	1000	1000
3	1000	1000	1000
4	1000	1000	1000
5	1000	1000	1000
6	1000	1000	1000
7	1000	1000	1000
8	1000	1000	1000
9	1000	1000	1000
10	1000	1000	1000
11	1000	1000	1000
12	1000	1000	1000
13	1000	1000	1000
14	1000	1000	1000
15	1000	1000	1000
16	1000	1000	1000
17	1000	1000	1000
18	1000	1000	1000
19	1000	1000	1000
20	1000	1000	1000
21	1000	1000	1000
22	1000	1000	1000
23	1000	1000	1000
24	1000	1000	1000
25	1000	1000	1000
26	1000	1000	1000
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91	1000	1000	1000
92	1000	1000	1000
93	1000	1000	1000
94	1000	1000	1000
95	1000	1000	1000
96	1000	1000	1000
97	1000	1000	1000
98	1000	1000	1000
99	1000	1000	1000
100	1000	1000	1000

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TABLE XX (Continued)

District	Age-Group										
	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-49	50-64	65+ Total
Percentage of Persons Per Age Group Living in Duplexes											
Morrisroe	2.1	0.0	0.0	2.1	0.0	0.0	4.2	0.0	0.0	4.2	0.0 12.5
Mountview	1.7	0.0	0.0	0.0	1.7	0.0	0.0	0.0	0.0	0.0	0.0 3.4
Fairview	0.0	0.0	2.2	0.0	0.0	0.0	0.0	1.1	1.1	0.0	0.0 4.5
Sunnybrook	0.8	5.0	0.8	0.8	0.0	0.8	2.5	0.8	0.8	0.0	0.0 12.6
Eastview	1.5	0.8	0.0	0.0	0.0	2.3	0.8	0.0	0.0	0.0	0.0 5.3
S. Cent.-Parkvale	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.9 1.9
Woodlea-Waskasoo	1.0	0.0	0.0	0.0	0.0	1.0	0.0	1.0	0.0	0.0	0.0 3.0
Grandview-Mich.Hill	0.0	1.6	2.4	0.8	0.0	0.0	0.0	0.0	0.8	0.8	0.0 6.4
Red Deer Average	0.5	0.6	0.4	0.3	0.1	0.3	0.6	0.2	0.2	0.4	0.1 3.8
Percentage of Persons Per Age Group Living in Row Houses											
Morrisroe	4.2	6.3	2.1	2.1	0.0	2.1	0.0	2.1	4.2	0.0	0.0 22.9
Fairview	3.4	1.1	0.0	0.0	4.5	2.2	2.2	0.0	0.0	0.0	0.0 13.5
Eastview	2.3	0.8	3.8	1.5	0.8	0.0	1.5	0.0	0.0	3.0	3.0 16.7
South Hill	8.5	4.7	2.8	0.9	5.7	0.9	2.8	0.0	0.9	2.8	0.0 30.2
Average for Red Deer	1.4	1.0	0.7	0.3	0.8	0.4	0.5	0.2	0.4	0.4	0.2 6.4

Source: Questionnaire data, 1967.

1	100
2	200
3	300
4	400
5	500
6	600
7	700
8	800
9	900
10	1000

11	1100
12	1200
13	1300
14	1400
15	1500
16	1600
17	1700
18	1800
19	1900
20	2000

The following table shows the results of the experiments conducted on the 10th of May 1881. The results are given in the following table.



TABLE XX (Continued)

District	Age-Group										
	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-49	50-64	65+ Total
Percentage of Persons Per Age-Group Living in Apartments											
Fairview	0.0	1.1	2.2	0.0	1.1	1.1	0.0	2.2	0.0	0.0	0.0
Eastview	0.8	0.0	0.0	0.0	1.5	0.0	0.0	0.0	0.8	1.5	4.5
North Red Deer	0.0	0.0	0.0	0.0	1.7	0.0	0.0	0.0	0.0	0.0	1.7
South Hill	2.8	0.9	0.0	1.9	7.5	16.0	0.0	1.9	0.9	0.0	33.0
S. Cent.-Parkvale	0.0	0.0	0.0	0.9	1.9	1.9	0.0	0.0	0.9	0.0	5.7
Woodlea-Waskasoo	1.0	1.0	1.0	2.0	2.0	0.0	0.0	2.0	1.0	2.0	13.1
Grandview- M. Hill	0.0	0.0	0.0	0.0	0.8	0.8	0.0	0.0	0.0	0.0	1.6
North Central	2.4	2.4	1.2	2.4	14.5	1.2	1.2	1.2	4.8	1.2	34.9
Red Deer Average	0.5	0.4	0.3	0.6	2.4	1.6	0.1	0.6	0.4	0.6	7.9
Percentage of Persons Per Age-Group Living in Converted Dwellings											
North Red Deer	1.7	0.9	0.0	1.7	0.9	2.6	1.7	0.0	0.9	1.7	11.2
South Hill	0.0	0.0	0.9	2.8	1.9	0.0	0.0	0.0	3.8	0.9	10.4
S. Cent.-Parkvale	0.9	3.8	1.9	0.0	3.8	0.0	0.9	1.9	0.9	0.9	17.0
Woodlea-Waskasoo	1.0	1.0	2.0	0.0	1.0	0.0	1.0	2.0	0.0	0.0	8.1
Grandview- M. Hill	0.8	1.6	2.4	0.0	0.0	0.0	0.0	1.6	2.4	0.0	10.4
North Central	3.6	1.2	0.0	1.2	4.8	3.6	0.0	0.0	0.0	1.2	15.7
Red Deer Average	0.6	0.7	0.6	0.4	1.0	0.5	0.1	0.4	0.6	0.5	5.6

Source: Questionnaire data, 1967.



own.<sup>20</sup> On the other hand, because these households contain a large percentage of children, it is important for them to have more spacious dwelling units and yards than would generally be provided in apartment blocks. Only 17 per cent of residents of apartment buildings in Red Deer are under fifteen, which verifies that households with children do tend to live in the more spacious housing types with yards. In an article by Preston Martin, it is suggested that "the turning point in tenure [from apartment living to some other housing type] tended to occur in the fifth year of marriage".<sup>21</sup> It is the present Los Angeles experience, however, that "younger households (particularly those under 35)...tend to remain in apartments for a longer time, even when their income rises significantly".<sup>22</sup> This apparently has occurred because contractors are providing more amenities in apartment units, which also are generally found in convenient locations.<sup>23</sup>

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<sup>20</sup> Fergusson and Valenti remark that there is a lag in home ownership after family formation in the United States. They also state that "the housing market is actually concentrated heavily in the 25-44 age-group, although the proportion of families owning homes continues to increase until the 65-and-over category is reached." It will be noted in Table XX that much the same trend is evident in Red Deer.

See D.A. Fergusson and R.F. Valenti, "Housing in a Growth Economy", Land Economics, Vol. 38, No. 1, February 1962, p. 15.

<sup>21</sup> P. Martin, "Aggregate Housing Demands: Test Model, Southern California", Land Economics, Vol. 42, No. 4, November 1966, p. 511.

<sup>22</sup> Loc. cit.

<sup>23</sup> Loc. cit.





In the future, then, there could be a shift in Red Deer to longer durations of tenure in apartments. At present there is an abrupt change between the percentage of apartment-dwellers in the 25-29 age-group and those in the 30-34 category. In 1967, 50 per cent of apartment dwellers in Red Deer were between the ages of 20 and 30. Converted houses have the next highest proportion of inhabitants, 30 per cent, from this age-group. Again, people in this age-bracket would tend to rent suites which require little upkeep. On the other hand, the dwelling type with the smallest percentage of residents in this age-group (10 per cent) is the single-family detached house. Couples in this age category would rarely be able to afford to buy their own homes.

The dwelling type with the highest proportion of inhabitants over the age of forty (about 33 per cent) is the household-owned single-family dwelling. Only about 12 per cent of renters of single-family homes are in the forty-plus age-group. This suggests that households planning to buy their own homes often do so before the age of forty. Of those over 39, more live in owner-occupied single-family homes than in any other one dwelling type. More retired people live in home-owned single-family houses or in apartment blocks than in other kinds of dwellings. About 4 per cent of the residents of these two kinds of housing are 65 or older. This suggests that if retired people already own their home, they often continue occupying it. If they have to rent a dwelling,





however, they tend to live in apartments, which are less trouble to maintain.

...during a person's working life locational choice is less possible [than when retired] because one must reside near one's job irrespective of the characteristics of the location. It is true that retirement grants freedom in the choice of geographic location. Yet, as Moore hypothesized, long-established social groupings, habit adjustments to the demands of the environment, and ownership of a home all help to make the present locality also the first choice as a retirement location. In one of the British studies, Townsend suggested 'proximity to relatives' as an important variable which influences the residential decisions of retired people....An examination of the above data suggests that a large proportion (96 per cent) of the home-owners among the retired industrial workers did not change the place of their residence. 24

ii) Age Distribution per Residential District According to Dwelling Type

Age structure, then, varies with the kind of dwelling. To some extent it also varies from one neighbourhood to another within dwelling type classes. Only the age distributions of owner-occupiers and renters of detached single-family houses and of apartment dwellers will be discussed. It is felt that the population samples for row housing, semi-detached and converted dwellings are inadequate for reliable analysis. Households in single-family owner-occupied dwelling units show a younger age structure in the newer districts than in the older. While as much as 50 per cent of such households in Oriole Park, Morrisroe, Mountview, Fairview, and West Park are under the

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<sup>24</sup> S.B. Prasad and A.A. Alton C. Johnson, "Residential Mobility of The Retired Industrial Worker", Land Economics, Vol. XL, No. 5, May, 1964, pp. 221.





age of fifteen, in the older districts of South Central-Parkvale, Woodlea-Waskasoo and the North Central area, the comparative percentages are only 15, 20, and 30 per cent respectively. A definite pattern exists, with the younger owner-occupiers of single-family dwellings living in the newer rather than older neighbourhoods. For rented single-family dwellings, the pattern is not so marked, though it still seems apparent. Generally about 7 per cent more of the forty-plus populations are found in the older districts of the South Central-Parkvale, Woodlea-Waskasoo, and North Central regions than in the newer neighbourhoods.

Only 8 per cent of Red Deer's population lives in apartments. Thus the sample drawn from this dwelling type is indeed small. However, here as well, there is a tendency for the older residential districts to have larger proportions of their residents over the age of thirty-nine.

### Conclusion

It can be concluded that a similar age structure distribution is evident in cities of various sizes. The metropolitan area of Kansas City, Missouri, had a population of 1,140,000 in 1965.<sup>25</sup> In 1967, Red Deer had a population approaching 27,000. Yet in both cities, the older populations were generally found in older districts close to or surrounding the CBD. Younger age structures were generally exhibited by populations of the more peripheral and newer neighbourhoods. Although generally older populations were found in the earlier-developed areas of the cities, in both Kansas City and Red Deer, the young adult group (ages 20 to

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<sup>25</sup> Rand McNally New Cosmopolitan World Atlas, U.S.A., 1965, p.222





24) was also prominent there. Likely this phenomenon is related to the large number of apartment and converted dwellings found in these areas which offers smaller dwelling units to an age group which does not desire the upkeep of large homes and yards. These multi-family units were the main dwelling types used by this age group in Red Deer and Kansas City.

From the Red Deer situation, it might be concluded also that the average size of households varies with the type of dwelling unit. It is generally the smaller households, with young adults, or adults over fifty years of age that live in converted and apartment dwellings. On the other hand, larger households, generally parents with children, tend to live in the more spacious dwelling varieties - single-family detached, semi-detached, and row house dwellings. Generally, young households rent accommodation. Adult members of households, over the age of thirty-four, tend to buy single-family dwellings. This is evident in Red Deer both from the greater proportion of people over thirty-four living in owner-occupied, single-family dwellings and from the smaller numbers of the residents of duplexes and row houses over this age. This trend is discernible from the age of twenty-five on.

Generally, a greater variety of housing types is found in the older districts. Some people want to live near the CBD which is mainly surrounded by older residential areas. To supply the great amount of housing demanded in such locations, owners often convert their single-family dwellings

It is a very common mistake to suppose that the

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to multi-household units, while others build high density apartments.

In newer neighbourhoods, there is generally a greater predominance of single-family detached dwellings. In these areas the converted and apartment dwellings have not yet replaced the present housing varieties which exist. Since space is not at a premium here, as compared to districts located close to the CBD, high density dwelling types are not generally a prominent part of housing varieties in these areas. In fact, many persons move to suburban areas because of their spacious nature. Where city policy has permitted varied housing types in these districts, however, a greater number of dwelling types are found in these neighbourhoods.





## CHAPTER VIII

### QUALITIES OF NEIGHBOURHOODS AND DWELLING UNITS

An individual regards his neighbourhood and his dwelling in a very personal light. While one person might think the area in which he lives very attractive, others living there might find it quite ordinary, and still others might regard it as monotonous and unattractive. Consequently, when people were asked to give their opinions about their neighbourhood or dwelling unit (Question 14 of the questionnaire), they were requested to respond to each factor under consideration either negatively, positively or not at all.<sup>1</sup> They may have no strong feeling about one or more given factors. It is possible to ascertain from their answers those environmental qualities which are especially important (positive and negative responses), and those which make little impression on their everyday life.

#### Respondents' Views of Neighbourhood Qualities

##### i) Respondents' Views on Environmental Qualities of Their Neighbourhoods

Figure 17 shows the percentages of population in each neighbourhood of Red Deer which react positively or negatively to the various environmental factors suggested in this section of Question 14. Each column is based on a possible total of 100 per cent. It will be noted, however, that the combination of favourable and unfavourable responses does not usually make

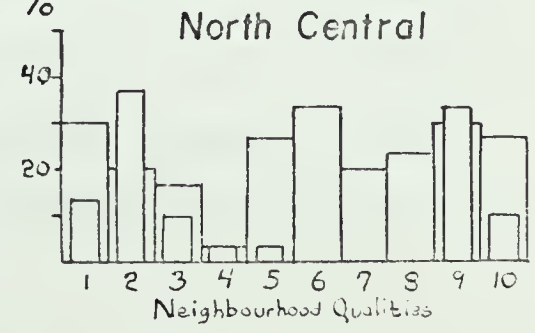
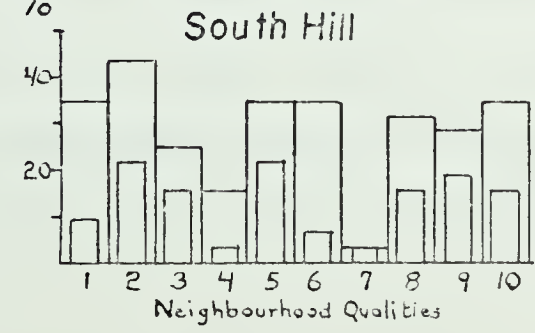
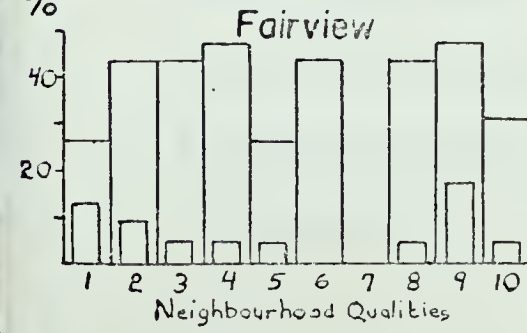
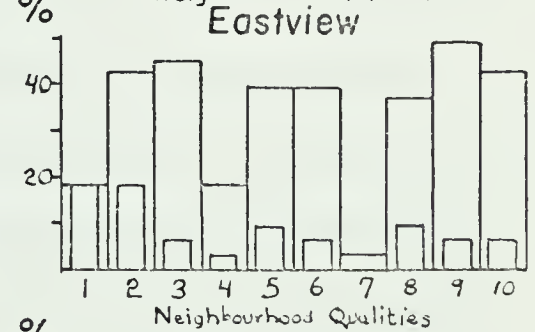
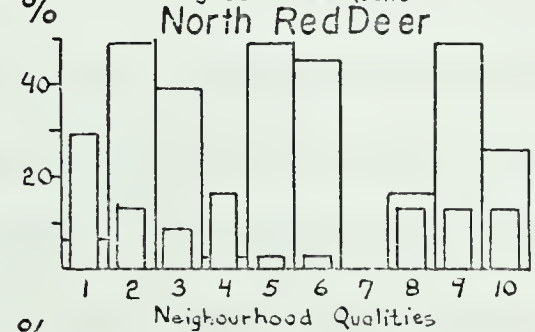
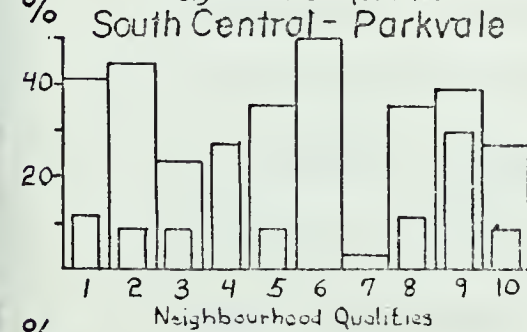
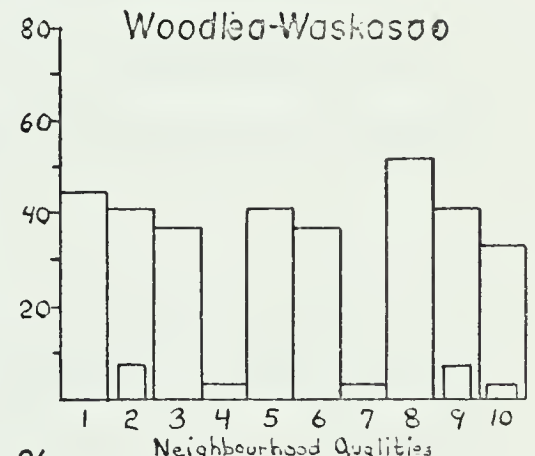
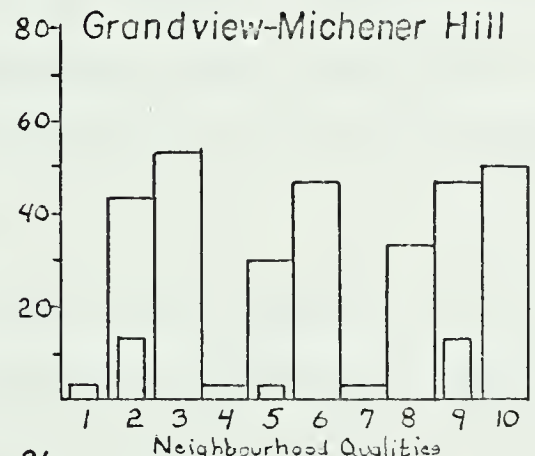
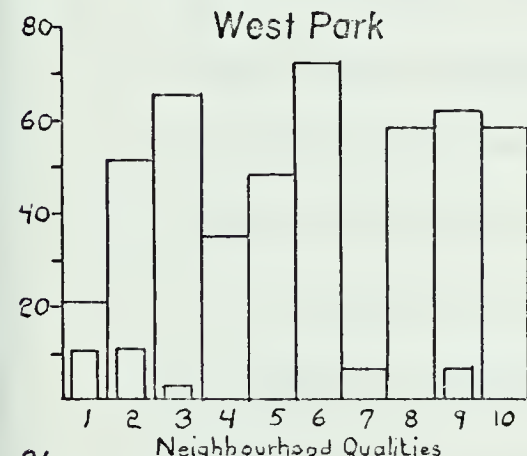
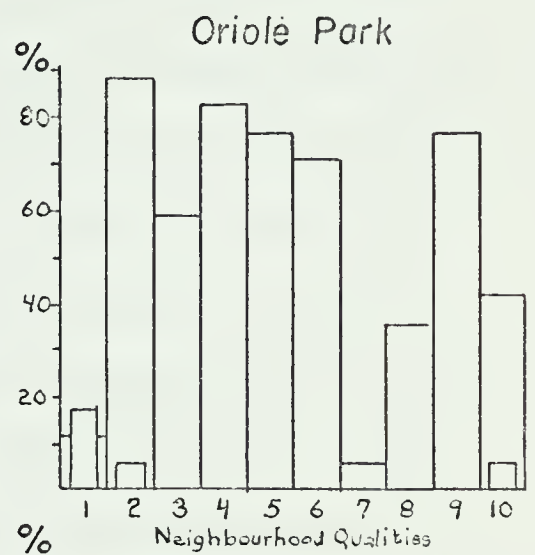
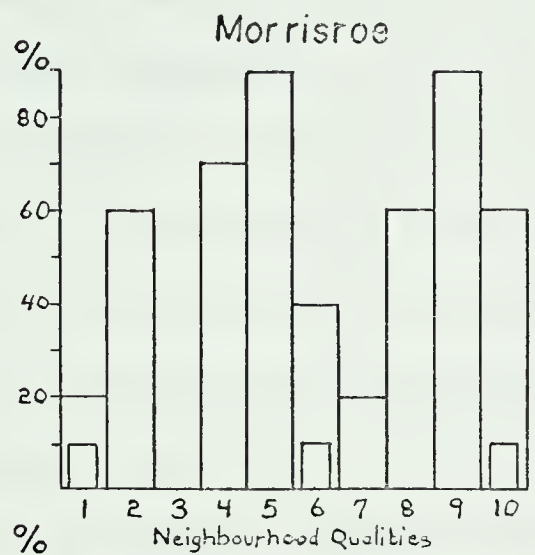
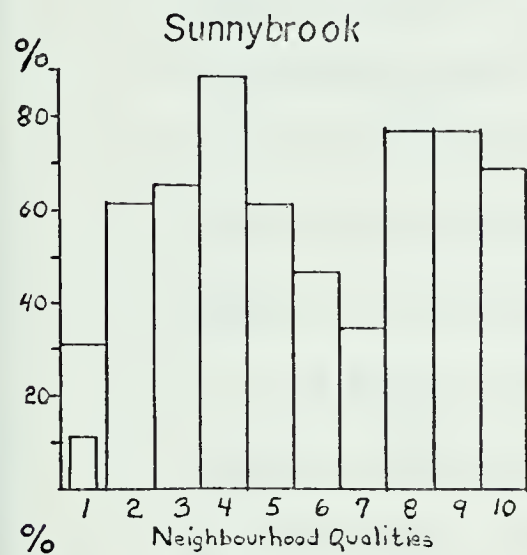
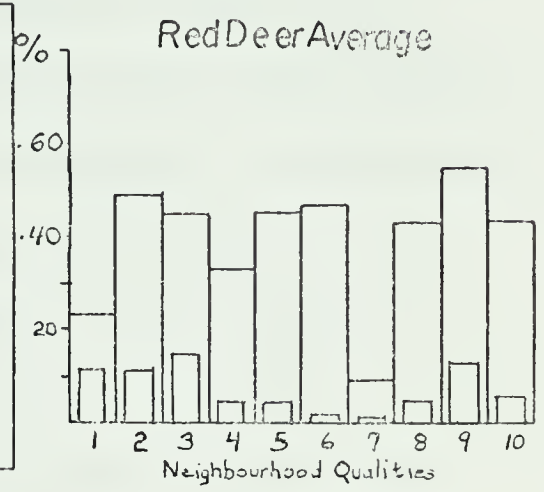
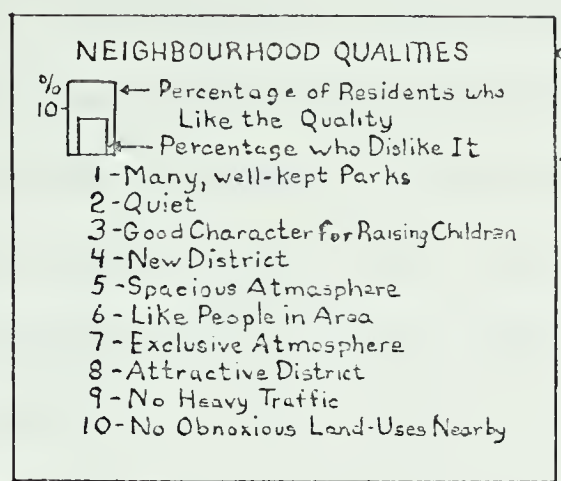
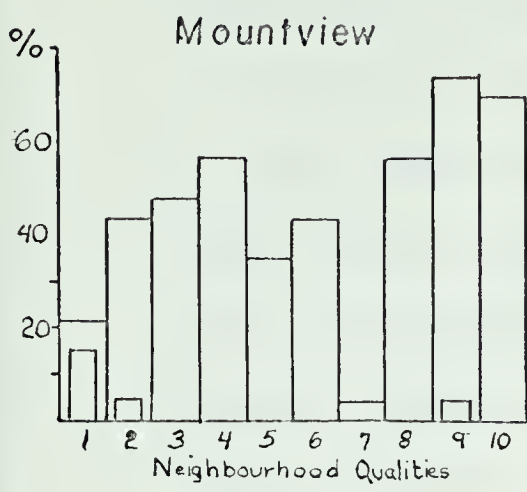
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<sup>1</sup> There is a danger that people will simply check off a string of answers because they happen to be there, rather than really thinking about them.





FIGURE 17 - RESPONDENTS' VIEWS ON DISTRICT ENVIRONMENTAL QUALITIES





up 100 per cent; this means that for some people a particular factor had little or no significance one way or the other.

Certain patterns become immediately apparent from Figure 17. Residents of newer districts such as Sunnybrook, Morrisroe, Oriole Park, Mountview and West Park seem much happier with their environment than those of the older - South Central-Parkvale, North Red Deer, North Central and South Hill. Over 60 per cent of respondents in Sunnybrook appreciated seven of the ten qualities suggested; in no case did more than 33 per cent of North Central respondents appreciate these features. In general, positive response to qualities was much higher in the newer than in the older residential districts.

Second, people were considerably more prone to dislike certain environmental qualities in the older districts than in the newer. Every feature suggested was disliked by at least some respondents from South Hill. In Sunnybrook, dissatisfaction was limited to only one feature, that of neighbourhood parks.

Third, it seems that larger fractions of the population in newer districts have sufficient environmental awareness to appreciate whether a certain feature exists or not. While in Mountview, Oriole Park, Sunnybrook and Morrisroe the amount of traffic present affects at least 70 per cent of respondents one way or the other, the figure for South Central-Parkvale, North Red Deer, North Central and South Hill was below 70 per cent in all cases. It might thus be concluded that a slight tendency exists for people who are especially aware of their environment to try to live in an area with desirable qualities.







However, for many people with such an environmental awareness, a move like this would be impossible for financial reasons, because of a limited housing supply in certain neighbourhoods, or because other factors are of more importance to an individual in the long run.

The factor which residents in Red Deer seemed least concerned about was whether or not their neighbourhood had an exclusive atmosphere. As a city average, less than 10 per cent of the population was concerned with this apparent quality. The general feeling would seem quite logical; the great majority of the residents of most cities do not earn enough to live in homes or areas where this quality might exist. What is interesting in the Red Deer situation is that some people in most residential areas of the city felt that their own district did have an exclusive atmosphere. In both Morrisroe and the North Central area, 20 per cent of respondents saw this quality in their district. In only two areas, North Red Deer and Fairview, did no respondent feel his district was exclusive. In any case, in most districts less than 3 per cent of the respondents were concerned about this factor.

Two further points also become apparent. Within residential districts, some subdivisions have a more exclusive nature than others. Five of the six North Central respondents who felt the area was exclusive had homes north of 55th Street, in an area of generally more expensive houses near the river. However, at least some respondents in most districts felt



that their area had exclusive qualities and this perhaps suggests that the word "exclusive" has a meaning relative to a person's previous living environment. If he moves to an area which he considers to have a higher economic status than his previous district, it may appear "exclusive" to him, even though most other city residents do not regard it as such.

At the same time, some neighbourhoods, having residents with above-average incomes and above-average property values, are generally considered exclusive by most people in a city. It is not surprising that residents of Sunnybrook, a new neighbourhood of relatively high-priced homes, with a median income \$1,500 higher than any other district in Red Deer, are more inclined to regard their neighbourhood as exclusive (34.6 per cent do so) and like it because of this quality.

In general, the presence of parks was another quality which seemed to concern a limited percentage of Red Deer residents. Woodlea-Waskasoo, North Central and Sunnybrook, which seem endowed with a well-above average proportion of small open spaces and planned larger parks, and are partially bordered by natural woodlands or open countryside, did have at least 30 per cent of their respondents appreciating these features. At the same time, however, over 10 per cent of respondents in the latter two districts felt that there were not enough parks in their neighbourhoods. Nearly 30 per cent of residents in North Red Deer felt the area contained too few parks. On the whole, there was marked discontent with the environment this district provided. One respondent was to remark of it in his questionnaire, "North Red Deer is the forgotten part of the





city." Disillusionment is mirrored in the above-average proportions of its residents who remarked they did not like most of its qualities. A somewhat different situation prevailed in Oriole Park where again more people were displeased than happy with the park situation. As one respondent explained it, Oriole Park is a new district and therefore there has not been much time to develop parks. On the whole, however, people in Red Deer showed less concern with this environmental quality than with others. Only 45 per cent commented either positively or negatively about the city's parks.

A generally high correlation exists between the degree of quietness that residents feel their districts provide and the amount of heavy traffic which is present. For most residential areas, much the same proportion of the population found the district quiet and having no traffic as found the opposite situation. In North Red Deer exactly the same percentage of respondents found that district "quiet" and with "no heavy traffic." However, some respondents felt that traffic was not the only factor which reduced neighbourhood quietness and the "gangs of kids" in certain areas were specifically mentioned. The newly planned neighbourhoods of Mountview, Sunnybrook, Morrisroe, Oriole Park and West Park are found to be the least noisy and with the fewest complaints about heavy traffic. Where these qualities were especially planned for by district designers, respondents do seem to feel they exist.

Respondents in the newer neighbourhoods also seem to feel that these areas are best for raising their children. These areas contain more spacious dwelling types which families





with children tend to live in and are planned with centrally-located schools and playgrounds and arterial roads for heavy traffic. And it does appear that respondents appreciate these qualities. Because these factors do exist in these neighbourhoods, more young families will move to them. Parents are generally concerned with a district's potential to provide good environmental conditions for their children. On the other hand, it was noted in Chapter VII that older populations generally occur in the older districts near the center of the city. If fewer households in the older residential areas have children, they will naturally show less concern with the suitability of these areas for children. It is also apparent, however, that households with families in these older districts - South Central-Parkvale, North Red Deer, South Hill and North Central - are unhappy with their character for raising children. Conversely, no one in Sunnybrook, Morrisroe, Oriole Park or Mountview felt that their neighbourhoods were unsuitable for their children.

The newness of the district in which they live is obviously not of importance to all residents of Red Deer. When examining the histograms of Figure 17, however, it becomes evident that a definite spatial pattern exists within neighbourhoods in regard to respondents' feelings about this factor. Those who live in the newer areas generally feel this newness is a favourable quality; 88.5 per cent of the residents of Sunnybrook felt it so. A well-above average percentage of respondents in other newer districts - Mountview, Morrisroe, Oriole Park, West Park, and Fairview - also re-



acted positively to this factor. It may be concluded therefore that many of the people who want to live in a new residential area do so. When examining Question 16 of the questionnaire, which asked people why they moved to their present district, this hypothesis can be substantiated. In each of the above-mentioned areas, several respondents answered that they moved there because it was new. Others, who may not have consciously thought of this quality before they moved to a new district, may appreciate it once they live there.

At the same time, however, not all people living in old districts disliked them. No respondent in the Woodlea-Waskasoo area indicated that he disliked it because it was old. One respondent from Grandview-Michener Hill remarked he liked the district because it was not new. In general, though, there is more dissatisfaction with a residential area which is old, than with one which is new.

People in older residential areas surrounding the CBD may also dislike processes of transition which are beginning to appear there - overspill parking from the CBD, houses in disrepair, and changing land use. No one liked the South Central-Parkvale area because he felt it was new, but 26.5 per cent of the respondents disliked its being old. That 15.6 per cent of South Hill's population liked it because it was new and 3.1 per cent disliked it because it was old points to the fact that not all subdivisions within a district necessarily have the same physical age. While most of the single-family detached dwellings in South Hill are older, the row-housing developments are very new as are some of the apart-







ment blocks.

It appears that many people who like a spacious atmosphere live in a district which consists predominantly of single-family detached homes, and/or in new neighbourhoods generally planned to provide this atmosphere. While North Red Deer is not a planned neighbourhood - much of it developed as urban sprawl - people who desire a spacious atmosphere tend to live there. Answers from Question 16 of the questionnaire show that a spacious environment was the second most significant factor in bringing people to the district, and it is one of the three qualities people from North Red Deer like most about their area (see Figure 17).

In the more densely populated areas, usually the older districts with a higher concentration of apartment blocks and converted dwellings, people tend to dislike the less spacious atmosphere which characterizes the area. (Woodlea-Waskasoo is again the exception. No one living in this district felt it lacked a spacious atmosphere.) This is also true of neighbourhoods such as Eastview and Fairview, which contain older subdivisions and some multi-family dwellings within them. In contrast, no respondents from the new neighbourhoods of Mountview, Sunnybrook, Morrisroe, Oriole Park, and West Park complained of the lack of a spacious environment.

Whether or not respondents like the people living in their area depends on themselves and the other residents. Probably the pattern which appears for this factor is due to chance as much as anything else and therefore will not be discussed in detail. Ten per cent of Morrisroe's respondents



did not generally like the people in the neighbourhood. In Oriole Park and the South Central-Parkvale area no one interviewed was dissatisfied with his neighbours.

Although the tendency is not so marked as for other qualities, those who have an above-average appreciation of the attractiveness of their neighbourhood usually live in the newer districts. The city average for this quality is 43.0 per cent. From 56 to 80 per cent of residents of Mountview, Sunnybrook, Morrisroe, and West Park feel their neighbourhood is attractive in contrast to less than 36 per cent of respondents from South Central-Parkvale, North Central, North Red Deer, and South Hill. Larger proportions of the dwelling units in these latter areas are in disrepair.

There are some exceptions to this pattern. Below-average percentages of respondents from Oriole Park, a new district, feel it is attractive. But, as one respondent remarked, Oriole Park is so new that the City has not yet had time to develop well-kept parks in this area, and landscaping of yards is still incomplete in many cases. Fifty-two per cent of the residents of Woodlea-Waskasoo find it attractive, while no one suggested it is not; it is thus possible for older districts to maintain an attractive, well-cared-for atmosphere.

Perry discusses problems which arise from having non-residential land uses too close to residential areas.

The reasons for not locating... [a city's] business zone in the center of the... [neighbourhood] pertain to (1) the welfare of the community, and (2) the intrinsic interests of business.

In the first place, the unit area is so compact that





a collection of stores anywhere in its interior would extend their contact with dwellings and their blemish upon residential quality. Again, the supplying of goods for these stores would bring numerous trucks across the paths of boys and girls going to school and playfields, as well as occasion noise and traffic in an area where quiet and tranquility are desirable. 2

Perry's discussion can be related to the location of many other non-residential land uses (large storage areas, traffic arteries, industry, cemeteries) within residential districts as well. He also states that

It is apparent that the [neighbourhood] unit scheme can be fully applied only to new developments. Thus it is limited to the unbuilt areas around the urban fringe and to central deteriorated sections, large enough and sufficiently blighted to warrant reconstruction. 3

And in Red Deer, it generally is in these newer planned neighbourhoods - Mountview, Sunnybrook, Morrisroe and West Park - that people are especially satisfied with the lack of non-residential uses nearby. In the older residential areas, where development took place before the neighbourhood concept was fully applied, there is least satisfaction in this respect, shown both by the lower numbers who feel their districts are far enough from non-residential land uses and by the larger concentrations of people who find nearby land uses troublesome. Such residential areas from the pre-planning period are South Central-Parkvale, North Red Deer, South Hill and North Central.

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<sup>2</sup> C.A. Perry, Housing for the Machine Age, New York, 1939, p. 69.

<sup>3</sup> Ibid., p. 52.



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ii) Factors Which Attracted Respondents to Their Present Neighbourhoods

If the above factors explain why people like or dislike their residential districts, are they also important in attracting persons to these areas in the first place? Question 16 of the questionnaire asked for information on this topic.

In Sunnybrook, the quality which brought most people to the district was its attractiveness, followed in popularity by its newness and its exclusiveness. The attractiveness of Morrisroe and Mountview was again the factor which influenced the largest proportion of residents to move there. Other significant factors in Mountview were that it was quiet, new and spacious, and had a good 'bus service and a school nearby. In Oriole Park, newness and quietness and the school within its boundaries attracted the most people, while in West Park the chief factor was convenient access to schools, shops and work, followed by the newness of the district. In Fairview and Eastview low-cost dwelling units were the greatest magnet. Attractiveness, quietness and general convenience were also significant. People from Eastview emphasized proximity to school facilities as a positive factor, while the attractive nature of Grandview-Michener Hill was its strongest drawing point. General convenience, a spacious atmosphere, proximity to schools and attractive housing costs were also factors.

The designed qualities of these areas, laid out either wholly or partially to a neighbourhood unit plan, have

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pulled people to them. Because this concept has only recently been introduced in Red Deer, these neighbourhoods are also new. Since heavy traffic is forced to the arterial routes which surround them, the neighbourhoods remain relatively quiet. Schools are conveniently located on central sites and shops and churches are generally given accessible situations. These neighbourhood concept features were meant to provide a desirable living environment and, as exemplified by Red Deer, they are indeed enjoyed by the residents.

South Hill, North Red Deer, Woodlea-Waskasoo, South Central-Parkvale and North Central were mainly built before the neighbourhood concept was employed in Red Deer. When examining the reasons which the respondents listed as drawing them to these areas to live, it will be noted that neighbourhood qualities are not generally included. In the North Central, South Central-Parkvale and Woodlea-Waskasoo districts, which are closest to the CBD, general convenience was the factor which overwhelmingly attracted the largest proportions. The proximity of Woodlea-Waskasoo to the high schools was another important quality. In South Hill and North Red Deer, the inexpensive dwelling units were by far the most significant magnet, followed by proximity to work. North Red Deer's spaciousness, particularly in regard to the acreages on its periphery, was also important.

### iii) Respondents' Views of Municipal Services Provided to Their Districts

Table XXI illustrates the percentage of respondents in each residential district in Red Deer who reacted favourably





TABLE XXI - FAVOURABLE AND UNFAVOURABLE RESPONSES TO MUNICIPAL SERVICES PROVIDED

District	Elec- tricity		Running Water		Sewer		Street Lights		Paved Roads		Paved Walks		Telephone		'Bus
	Fav.	Un- fav.	Fav.	Un- fav.	Fav.	Un- fav.	Fav.	Un- fav.	Fav.	Un- fav.	Fav.	Un- fav.	Fav.	Un- fav.	
Sunnybrook	76.9	--	73.1	--	73.1	--	76.9	--	76.9	--	73.1	--	76.9	--	3.8
Morrisroe	80.0	--	80.0	--	70.0	10.0	80.0	--	80.0	--	80.0	--	80.0	--	--
Mountview	100.	--	100.	--	100.	--	95.7	4.3	95.7	4.3	95.7	4.3	100.	--	4.3
Fairview	91.3	--	91.3	--	91.3	--	82.6	4.3	91.3	--	87.0	4.3	91.3	--	21.9
Oriole Park	100.	--	100.	--	94.1	--	94.1	--	82.4	--	94.1	--	100.	--	--
West Park	89.7	--	89.7	--	89.7	--	86.2	3.4	89.7	--	89.7	--	89.7	--	3.4
Eastview	72.7	--	72.7	--	72.7	--	75.7	--	75.7	--	75.7	--	66.7	--	--
Grand.-M.Hill	66.6	--	70.0	--	66.6	--	73.3	3.3	73.3	--	73.3	--	73.3	--	--
South Hill	90.6	--	90.6	--	90.6	--	90.6	--	81.3	3.1	81.3	3.1	84.4	--	59.4
North Red Dr.	80.6	--	64.5	6.5	45.2	29.0	67.7	9.7	35.5	38.7	35.5	35.5	71.0	--	45.2
Woodlea-Wask.	77.8	--	74.1	--	74.1	--	66.7	--	70.4	--	70.4	--	74.1	--	--
S.C.-Parkvale	88.2	--	85.3	--	88.2	--	82.4	--	79.4	--	79.4	--	79.4	--	11.8
North Central	83.3	--	80.0	--	80.0	--	80.0	--	80.0	--	80.0	--	80.0	--	6.7
City Average	84.4	--	82.5	0.5	79.7	3.0	80.9	1.9	77.8	3.5	78.1	3.6	82.0	--	12.0
															5.2

Source: questionnaire data, 1967



or unfavourably to the municipal services with which they are provided. Generally about 80 per cent of the respondents in most districts were pleased with the services provided - electricity, running water, sewer, street lights, paved roads and sidewalks, and telephone. That there was not unanimous satisfaction in most districts is likely due to the fact that many people take these services completely for granted.

Since approximately the same number of respondents from each neighbourhood reacted favourably to these services, attitudes will not be discussed according to separate residential districts, except for North Red Deer. As previously mentioned, much of North Red Deer developed as urban sprawl outside the city's political boundaries, with little or no planning. It will now be expensive to develop the area properly, and the Red Deer Regional Planning Commission does not propose that it should be upgraded at an early date. Many houses, especially on top of North Hill, still have wells for water; there is no sewerage system; and there are no curbed or paved roads or paved sidewalks. The general discontent of the residents is obvious from their response in the questionnaire. As many as 38.7 per cent disliked the lack of paved sidewalks; 29.0 per cent disliked the lack of a sewerage system. One respondent complained that, "streets and especially 59th Avenue are in absolute impossible repair." Another remarked that he would like more street lights and better roads, and that "these streets are too hard on a car." Another stated that his family had moved to North Red Deer because they had thought they would soon be pro-





vided with a sewerage system. Another disliked the area because "there are too many slum dwellings." As previously noted, one person in this district wrote, "North Red Deer is the forgotten part of the city." It can be concluded, that while some people take municipal services completely for granted, people are very discontented with their physical environment when these services are not provided.

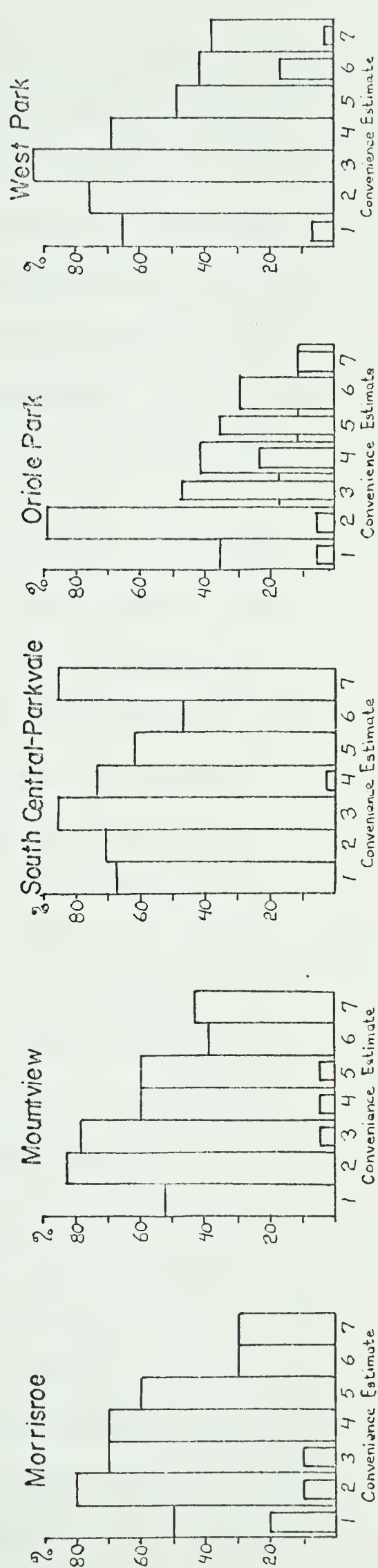
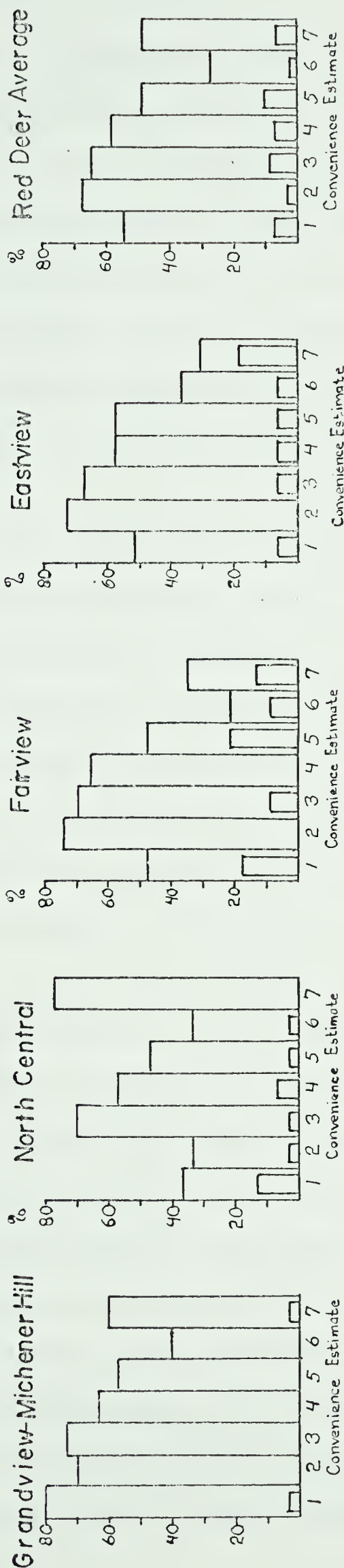
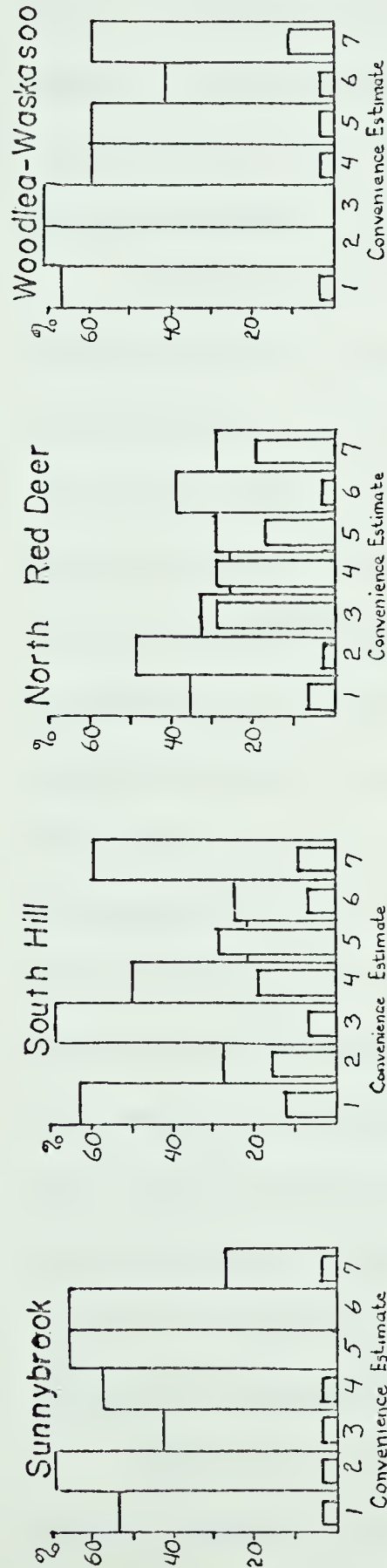
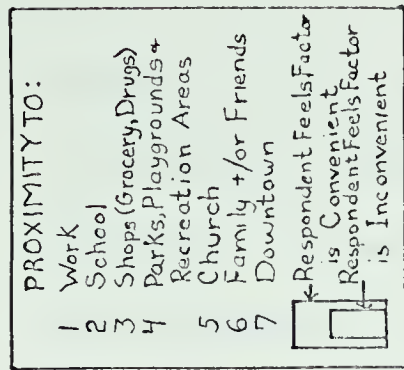
#### iv) Respondents' Views on the General Convenience of Their District

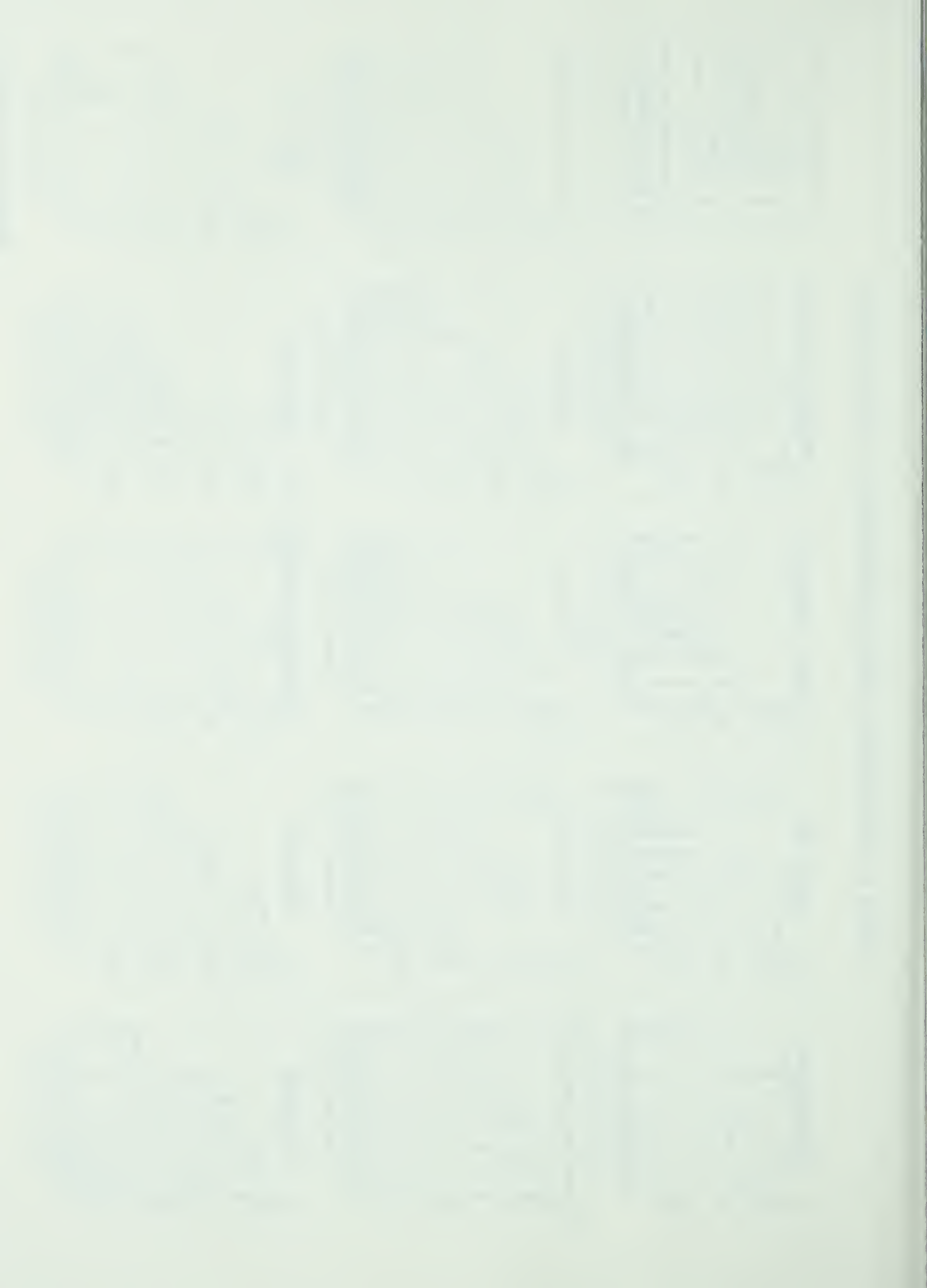
As suggested in Chapter VI, convenience to work depends on the location of both residence and work-place. In a city as small as Red Deer, it might be expected that much of the labour force would work in the central part of the city, in the CBD or nearby industrial areas. General satisfaction with proximity to work would probably be greatest in districts nearest the CBD and decrease towards the more distant neighbourhoods. As indicated in Figure 18, this pattern is generally evident from the questionnaire data. Residents of South Central-Parkvale and Woodlea-Waskasoo are most satisfied with the convenience of their home to work, while Oriole Park and North Red Deer residents, on the periphery of the city, were the least satisfied. The North Central area is the exception to this pattern. Less than 40 per cent of respondents are pleased with the convenience of the district to their places of work. This might be related to the above-average proportion of retired people in the district, with their obvious lack of concern over such a factor. It might also be related to the high concentration of apart-





FIGURE 18 - RESPONDENTS' VIEWS ON CONVENIENCE OF THEIR DISTRICTS





ments in this area. Apartment blocks are not found in all districts. If people are to reside in this type of accommodation, they must live in certain districts whether they are convenient to their place of work or not. This suggestion seems to be substantiated by the respondents from South Hill, living in another area which contains numerous apartments. Above-average percentages of respondents in both these districts are dissatisfied with their distance from home to work.

Figure 18 also illustrates the convenience of neighbourhoods to other institutions. When examining the degree of satisfaction with which respondents view the proximity of their homes to schools, people in planned neighbourhoods apparently are especially satisfied. Thus in Sunnybrook, Grandview-Michener Hill, Fairview, Eastview, Morrisroe, Mountview, Oriole Park, and West Park the favourable response was above-average. The same was true of Woodlea-Waskasoo, though in this case, people would likely be as pleased with the proximity of the vocational and high school as they would be with the elementary schools. That a much lower proportion reacts positively or negatively to the convenience of schools in North Central, South Hill, and North Red Deer can be explained by the greater concentration of retired people within these districts. In South Hill, where there is only one school, non-centrally located, respondents show the greatest dissatisfaction with the school situation.

Residents of districts nearest the CBD - North Central, South Central-Parkvale and Woodlea-Waskasoo - all show above-





average positive responses to the convenience of their areas to neighbourhood shops such as grocery and drug stores. Likewise, respondents from West Park, which contains a centrally located neighbourhood shopping center, and from Morrisroe, Mountview, Eastview and Grandview-Michener Hill, which benefit from a shopping center in the northwest corner of Morrisroe, also have above-average favourable reactions. Similar facilities are also provided in Fairview. On the other hand, residents of Sunnybrook and Oriole Park, which have no stores nearby, are far less satisfied with this convenience factor. North Red Deer has a few scattered stores, but the district is so dispersed that the respondents are again less than satisfied with the provision of stores in the area.

Proximity to downtown facilities, on the other hand, is directly related to the distance of a residential area from the CBD. General satisfaction with the access to this area diminishes radially from the center of the city. Respondents from the North Central and South Central-Parkvale regions are especially pleased with this factor. About 60 per cent of the South Hill, Grandview-Michener Hill and Woodlea-Waskasoo respondents enjoyed the proximity of their area to the CBD, while about 30 per cent in Sunnybrook, North Red Deer, Fairview, Eastview and Morrisroe did.

The new planned neighbourhoods have small open spaces scattered through them, more so than in the areas which were subdivided before the neighbourhood system was implemented in Red Deer. Schools generally have playgrounds



attached to them. Larger parks are mainly confined to the river floodplain. A library, theatre and bowling alley are found in the CBD, and other facilities for sports - an Olympic-size swimming pool and a hockey-cum-rollerskating rink - are located just south of the main business area. Inhabitants of districts on the valley floor close to the CBD would likely be content with their recreational facilities and parks. Respondents from planned neighbourhoods which contain open spaces and playgrounds would probably be happier with the proximity of recreation areas than people in older districts which do not have so many facilities. The general pattern apparent from Figure 18 can largely be explained from these assumptions.

South Central-Parkvale, the district nearest to the largest proportion of recreational facilities, has the greatest percentage of respondents pleased with their accessibility. Residents of Woodlea-Waskasoo and North Central, who are slightly farther from these facilities, show less satisfaction with the situation. Perhaps too because of their above-average proportion of retired people, there is less interest in many of the facilities provided. It will be noted as well that residents of the newer neighbourhoods - Sunnybrook, Grandview-Michener Hill, Fairview, Eastview, Morrisroe and Mountview - are more satisfied with the proximity of parks, playgrounds and recreation areas than people from the older South Hill and North Red Deer districts. These older areas do not contain the planned open spaces that the new neighbourhoods have.





Respondents from the new neighbourhood of Oriole Park are the least satisfied of all, because there has been little time to build parks in the district as yet. Oriole Park is also the neighbourhood farthest from the city center and the recreation activities which are concentrated there.

The number of respondents finding a church convenient to their district depends on three factors. (1) Are churches located near or in the district? (2) Do they represent the denominations to which many of the nearby residents belong? (3) Are people interested in attending these churches at all? The central part of the city contains the greatest concentration and variety of churches. Anglican, United, Presbyterian, Salvation Army, Roman Catholic and Pentecostal denominations are represented. It would be expected that people living in this area would therefore show an above-average satisfaction with the proximity of churches. This is true of residents of the South Central-Parkvale and Woodlea-Waskasoo districts. However, North Central respondents show below-average concern with this factor. Because only 3.3 per cent are actually dissatisfied with the convenience of churches, it can be concluded that a larger proportion of the population in this district is not interested in church attendance. South Hill has only one church. Oriole Park has none, and both areas recorded above-average dissatisfaction as a result. A similar response was obtained in North Red Deer, where there are only two churches to serve a large and sparsely settled district.

As illustrated by the city average histogram (Figure



18), respondents in Red Deer show little concern over living near family and/or friends. However,

Many researches have shown that interaction rates are higher among individuals within a subgroup than among individuals between subgroups. On the basis of this evidence it is reasonable to assume that individuals prefer to interact with others who are socially similar to themselves...But interactions are more likely to develop among persons situated near each other than situated far apart. The principal spatial effect of the complicated pattern of personal and group preferences and hostilities can be represented, therefore, as a force pulling similar together and driving dissimilar and hostile people apart. This force is eventually counteracted by other forces tending to bind individuals into larger, usually economic, groupings. The result is a partial, but relatively stable, separation of the major subgroups that comprise the city. Each group tends to live within its own neighbourhood. 4

Since the city is still relatively small, whether or not a person's family and/or friends live close by would likely make little difference. If they are living in Red Deer, the respondent could simply telephone them. To visit them would take little time by car or 'bus. Generally not more than 40 per cent of the residents from any one district show a concern for living close to their friends or family.

Sunnybrook is the obvious exception. Its residents would generally fall within Gordon's description of the "upper-middle class."<sup>5</sup> As indicated in Chapter V, they are mainly

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<sup>4</sup> T.R. Anderson, "Social and Economic Factors Affecting The Location of Residential Neighbourhoods", Reg. Sci.Assoc. Papers and Proceedings, Vol. 9, 1962, p. 168.

<sup>5</sup> "The upper-middle class...may best be described as the 'solid substantial citizens' who, for the most part, are comfortably well off or have reasonably adequate incomes but are not wealthy or 'social.' If they are below forty-five years of age they have probably been to college...They are the community's business executives and professionals..." M.M. Gordon, Assimilation in American Life, New York, 1964, p.44.





in professional and managerial occupations and the median income of the neighbourhood is \$1,500 higher than that of the next highest district. Anderson remarks that individuals prefer to associate with people who are socially similar to themselves. He also remarks that other forces tend to bring people together into larger economic groupings, each of which tends to live within its own neighbourhood.<sup>6</sup> In Sunnybrook, both the social and economic groupings of the population are represented by the same group of people. Probably for this reason so many residents of this neighbourhood find their family and friends living near them.

Figure 19 shows how respondents in each residential district regard their own dwelling units. Although such a view is naturally personal and refers to only one home within a residential area, attitudes of residents in that district are likely similar if the housing was built at much the same time, and therefore conforms to tastes then in mode.<sup>7</sup> When examining Figure 19, which is again based on Question 14 of the questionnaire, it becomes apparent that respondents' general satisfaction with their homes does vary from district

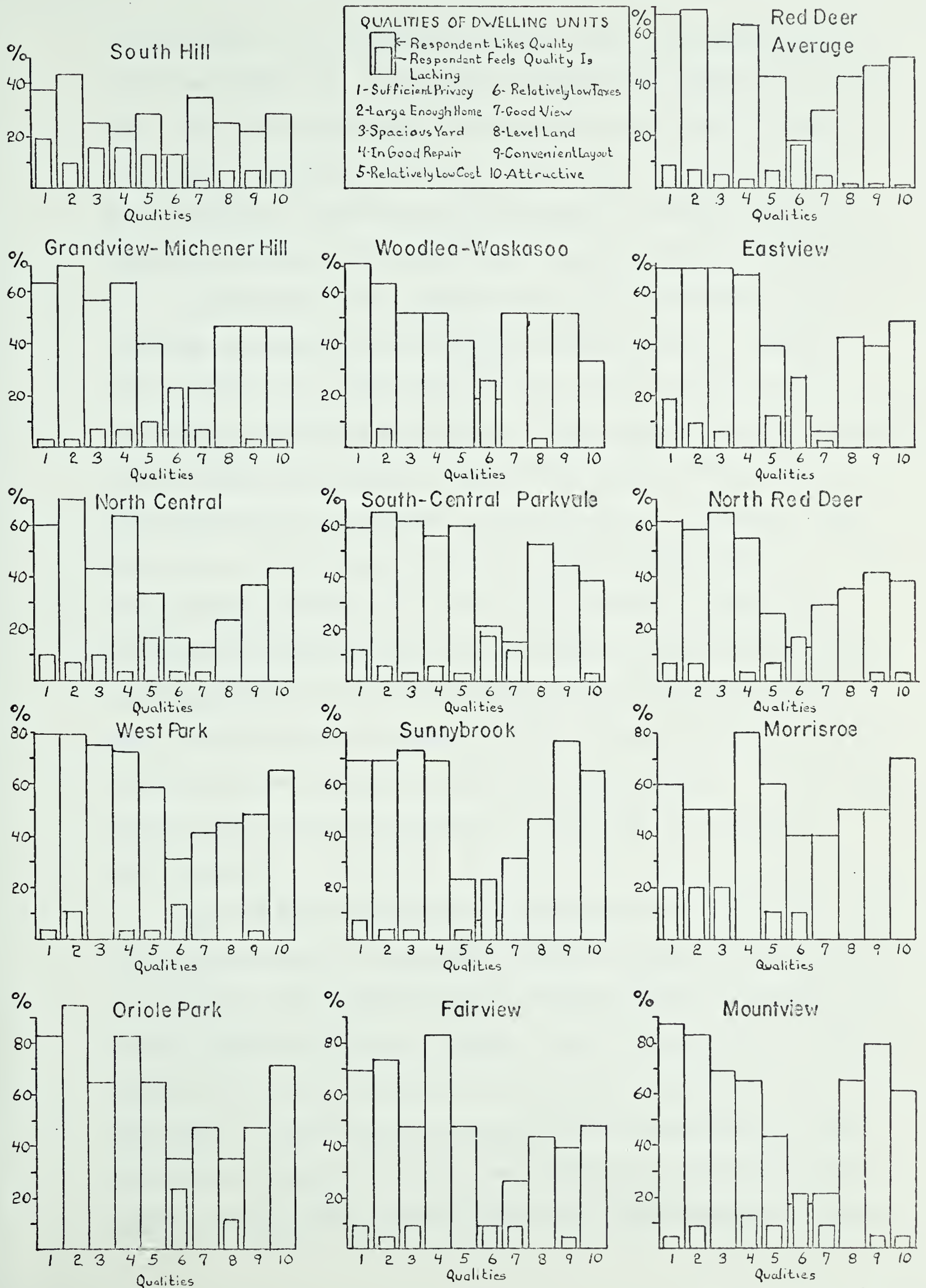
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<sup>6</sup> Anderson, op.cit., p. 168.

<sup>7</sup> For instance, Martin suggests changes which are taking place in apartment construction. "Apartment housing has captured a larger share of the market in the United States and in southern California in part because its developers have changed the product so. In the 1960s, builders have carried over the lessons from housebuilding. Many new apartments are very like detached housing in the amenities, workmanship, 'noise control', and the gadgets of Suburbia are provided." P. Martin, "Aggregate Housing Demand; Test Model, Southern California", Land Economics, Vol. 42, No. 4, 1966, p. 511.



FIGURE 19 - RESPONDENTS' VIEWS ON THEIR DWELLING UNITS







to district. As illustrated by the last six neighbourhoods shown in Figure 19, West Park, Sunnybrook, Morrisroe, Oriole Park, Fairview, and Mountview, residents in newer districts seem more satisfied with their homes than in older areas. Newer homes are constructed according to present tastes in housing and should be expected to give greater satisfaction.

Satisfaction with the privacy of the dwelling unit is strongly associated with a high concentration of single-family homes, and therefore is not confined to the newer districts. Although respondents from the newer neighbourhoods of West Park, Sunnybrook, Oriole Park and Mountview show an above-average satisfaction with this factor, this is likewise true of the older district of Woodlea-Waskasoo. On the other hand, residents from the older areas of South Hill, North Central and South Central-Parkvale show above-average dissatisfaction, as do residents from Eastview, and Morrisroe, relatively new neighbourhoods. These latter five districts have in common a greater housing variety within their boundaries, and thus a greater concentration of multi-family homes.

Size of dwelling unit can and does vary within any district in Red Deer. But again, persons representing districts containing large proportions of single-family detached homes usually appear happiest with the size of their home. (This trend is not as marked as is the privacy factor.) Over 70 per cent of respondents from Grandview-Michener Hill, West Park, Oriole Park, Fairview, and Mountview, all fairly new neighbourhoods, feel their homes are large enough for their



needs. Below-average proportions of South Hill, South Central-Parkvale, and Morrisroe residents find their dwelling units sufficiently large. These are also leading areas for multi-family accommodation.

Generally, the spaciousness of a yard can be directly related to type of dwelling unit. While some people do not care whether they have a yard or not (most positive and negative responses to this factor do not add up to 100 per cent), there is less satisfaction with yard-size in districts having greater concentrations of multi-family housing varieties, for example, South Hill, the North Central area, Fairview and Morrisroe. In contrast, Grandview-Michener Hill, Sunnybrook and Mountview contain small proportions of multi-family homes and their residents have a high degree of satisfaction with their "spacious yards." This factor is the one respondents from North Red Deer like most about their homes. As stated earlier, one of this area's strongest drawing powers was its spacious lots and acreages.

Large proportions of the population in such districts as Morrisroe, Oriole Park, and Fairview enjoy the good repair of their homes, a fact which can be directly attributed to the newness of their neighbourhoods. While older dwelling units can be kept in good condition, some of them probably have fallen into disrepair. Not all dwelling units in South Hill, North Central, South Central-Parkvale or North Red Deer are in even fair condition. These are the older residential districts, and here in general a lower proportion of respondents is satisfied with the





condition of their homes.

The "relatively low cost" of a person's home is linked with his income. North Red Deer and Sunnybrook have about the same percentages of respondents satisfied with the cost of their homes. Yet two real estate agents in Red Deer feel the average cost of dwelling units in the former district is one of the lowest in Red Deer while in Sunnybrook it is the highest.<sup>8</sup> Mr. Haldane remarks, "...North Red Deer...is an older district with smaller homes (by smaller I mean 600 to 900 sq. ft.)....Sunnybrook district is classed as the 'A' district in Red Deer."<sup>9</sup>

Figure 20 illustrates the average cost of single-family dwellings in Red Deer residential districts (or parts of them). Both agents stressed that the prices quoted for the "downtown area" represented units which are sold to prospective home-owners. Prices of some dwelling units are inflated when sold on the speculative market. The subdivisions of especially expensive homes are generally in locations with good views - along the Red Deer River, on hills overlooking the river valley or along Waskasoo Creek.

Prices are not necessarily similar throughout an entire neighbourhood, of course; certain subdivisions within Waskasoo, Grandview, Mountview, Sunnybrook and the

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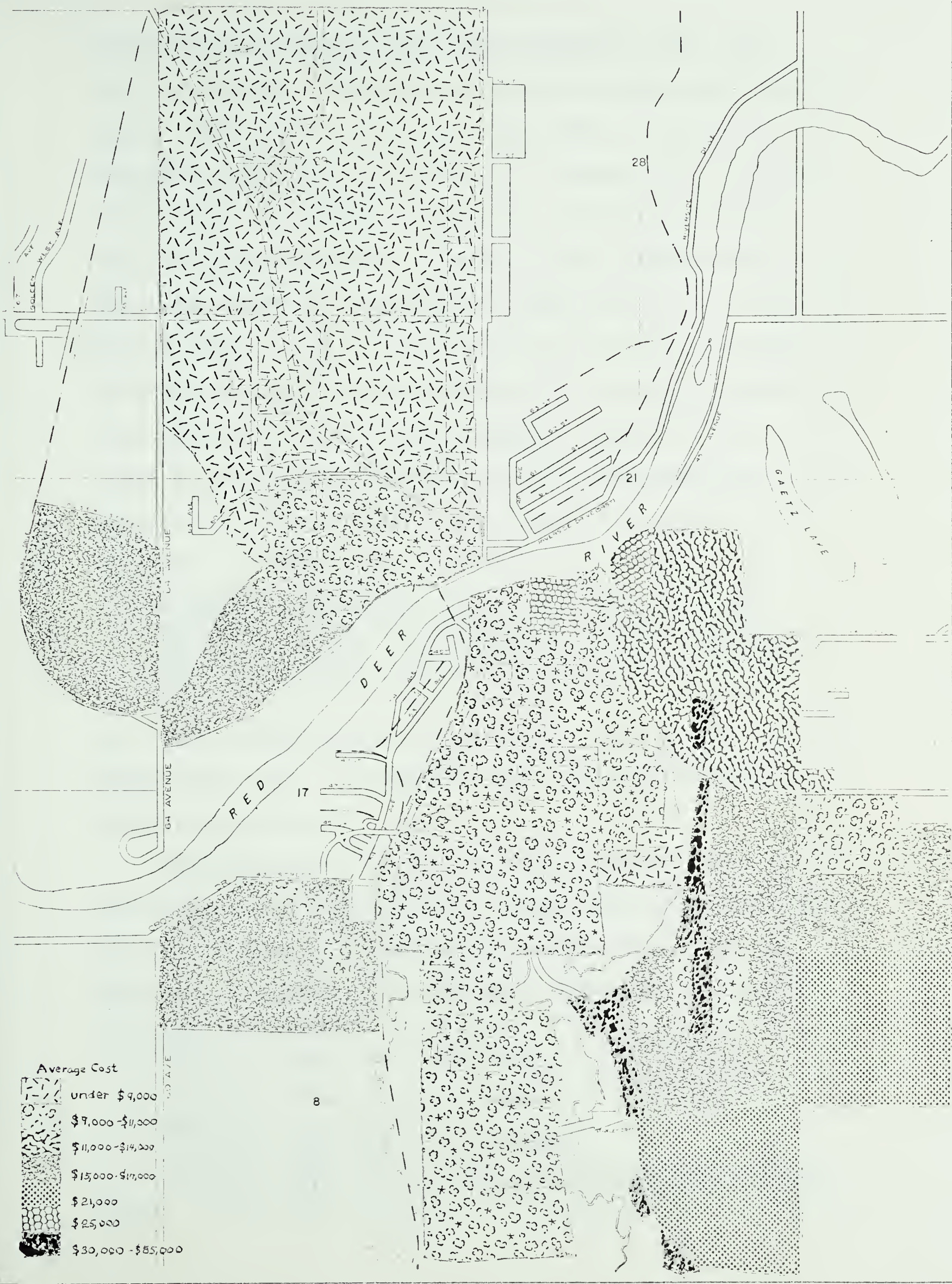
<sup>8</sup> Pers. comm., W.J. Haldane of Rollis Agencies Ltd. and G.W. McKee of Botterill McKee Anderson Ltd.

<sup>9</sup> Pers. comm., W.J. Haldane.





FIGURE 20 - VARIATIONS IN AVERAGE COST OF SINGLE-FAMILY DETACHED HOMES IN RED DEER RESIDENTIAL AREAS



Source: McKee + Haldane





North Central area are much more expensive than their district average. The part of Eastview with a grid pattern layout "was built outside the city limits originally and contains some very poor houses."<sup>10</sup> Houses here are less costly than is general in Eastview. In West Park also, the homes located on the streets of grid pattern layout are generally older and lower-priced than those in the remainder of the area. Within North Red Deer, lower-priced homes are found north of the hill in general.<sup>11</sup> South Hill again is an older district with mainly smaller homes.<sup>12</sup> The average price of houses in this area is again correspondingly lower than the Red Deer average. Mr. Gilbertson pointed out the importance of lot prices in determining housing costs.

A \$15,000 bungalow would cost the same built in any area of the city, and would vary by the cost of the lot alone. In Sunnybrook a lot is \$5,000, Morrisroe \$3,800, Oriole Park \$2,600 for a 50 ft. lot. <sup>13</sup>

Most respondents in Red Deer felt their taxes were not "relatively low". Discontent over this factor appears general throughout the city.

Opinions differ as to what constitutes a "good view." If Figure 19 is representative of Red Deer, most residents are not concerned very much with their views. Not all houses in a district have the same view. Not all people

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<sup>10</sup> Pers. comm., Mr. G.W. McKee.

<sup>11</sup> Pers. comm., Mr. G.W. McKee.

<sup>12</sup> Pers. comm., Mr. W.J. Haldane.

<sup>13</sup> Pers. comm., Mr. F. Gilbertson of Red Deer Realty Ltd.



regard a specific view in the same manner. A good view for one Sunnybrook resident consisted of a "pleasant street view"; for another it was "the beautiful trees." In Mountview, one person commented on the "shrubs, trees and nice lawn"; another mentioned the "ravine nearby with trees." Eighty per cent of the people commenting in Oriole Park referred to the view "overlooking the city." They all lived on Oberlin Avenue. This illustrates the variation of views within a neighbourhood. Some are definitely better than others. Half the respondents in West Park who answered this question remarked on the view of the open fields. Their homes were situated on the edge of the district. The other half commented on the park scene which their houses overlooked. Planned open spaces do play a part in enjoyment of the environment. Even school playgrounds add to the attraction of a district, as indicated by a respondent in Eastview. Common to all these answers is an appreciation of natural or semi-natural features and open spaces in the view.

In contrast, views which respondents dislike are generally man-made. An Eastview respondent commented on the "dirty parking lot and closed-in feeling." (He lived in a row house.) For two respondents in the South Central-Parkvale area, poor views consisted of a "large garage next door and a house too close," and "an area under construction." In Waskasoo a resident felt her view was generally good, "except for the gravel crusher across the river." A respondent in Fairview objects to an unsightly feed mill, part





of an industrial area nearby. Views vary within districts; some are better than others both in newly planned neighbourhoods and older districts. While some older districts are well-kept and have many parks which people find attractive (exemplified by Woodlea-Waskasoo), more of them in Red Deer, North Central and South Central-Parkvale, for example, have mixed land uses and some houses in disrepair. A below-average proportion of respondents in these areas find their views attractive. Although Fairview and Mountview are exceptions, in the main, it can be generalized that people in more recently built and planned neighbourhoods are more satisfied with their views than people in less carefully designed environments.

Whether or not a resident has a house on level land depends on the individual site, and whether or not he likes his yard to be level depends on the individual person. Some people may prefer hilly lots which give some variety to their view. It was thought likely, however, that more persons would prefer level lots, since lawn-mowing and landscaping are then less arduous; if anyone preferred a hilly lot, it was assumed he would say so. As it turned out, no one did. A tendency was observed for respondents from districts with high concentrations of apartment blocks and converted dwellings (for example, South Hill and North Central) to show less concern with their lots' being sited on flat land. A tendency also exists for residents from districts with high concentrations of single-family living units, whose occupants probably do much of the yard-upkeep them-



selves, to display a greater preference for level yards. Grandview-Michener Hill, Woodlea-Waskasoo, Sunnybrook and Mountview show this tendency.

Because tastes in housing change with time, it might be expected that respondents from the newer areas would be especially pleased with their home layout. Respondents from Sunnybrook, Mountview, Morrisroe, Oriole Park and West Park, all newer parts, in fact do show near or above average satisfaction in this respect. And, with the exception of Woodlea-Waskasoo, respondents from older districts - South Hill, North Central, South Central-Parkvale and North Red Deer - tend to display considerably below-average pleasure with the layouts of their homes.

Only persons from the newest areas in the city have an above-average regard for the attractiveness of their homes. These areas are represented by West Park, Sunnybrook, Morrisroe, Oriole Park and Mountview. People living in the older districts of South Hill, Woodlea-Waskasoo, North Central, South Central-Parkvale and North Red Deer showed consistently less satisfaction with the attractiveness of their homes. In none of these districts are the positive reactions to this factor even up to the city average. A definite correlation exists between the "attractiveness" of a home, as people see it, and the period in which it was constructed.

#### Why People Move Within Red Deer

If there is a considerable housing demand in a city





coupled with a scarcity of vacant homes, not everyone will be able to live in the homes or neighbourhoods which they would prefer; for some, the costs will be prohibitive. Of the people answering the questionnaire, 5.5 per cent indicated that they were living in the only dwelling unit they could find. Probably such statements were somewhat exaggerated, but they do forcibly point to a housing shortage in Red Deer.<sup>14</sup>

Not all respondents answered Question 17. Even so, Table XXII demonstrates that a considerable portion of Red Deer's 1967 population did find a limited choice of dwelling units to choose from when they made their last move. Both by their negative and positive responses, it is evident that those looking for rented units found a greater shortage than did prospective buyers. Of those trying to rent homes, 28.4 per cent stated they found a limited choice; only 6.1 per cent stated no problem had been encountered. Only slightly smaller percentages (20.8) of those planning to buy found an insufficient choice of homes for sale. Whatever the type of unit required, almost twice as many people found a limited choice of dwellings as felt the choice was sufficient.

Probably there is no city where all persons are satisfied with all aspects of the dwelling unit or residential area in which they live. When such a large percentage of respon-

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<sup>14</sup> It would appear from the dates of moves into present dwellings that this shortage has been particularly significant in the last five years. Question 17 of the questionnaire was especially concerned with determining whether there is a housing shortage existing in Red Deer. Some people remarked that they found no problem when they had moved within the city. Usually their last moves had been in the early 1950s.



TABLE XXII - RESPONDENTS' VIEWS ON THE HOUSING MARKET  
SITUATION IN RED DEER

Percentage stated:	who	Problems Renting		Problems Buying		Choice		
		Yes	No	Yes	No	Insuf- ficient	Suffi- cient	None
District								
Sunnybrook		23.1	0.0	34.6	26.9	38.5	34.6	3.8
Morrisroe		30.0	0.0	40.0	0.0	70.0	0.0	10.0
Mountview		26.1	4.3	21.7	52.2	30.4	47.8	8.7
Fairview		39.1	8.7	17.4	26.1	39.1	26.1	4.3
Oriole Park		35.3	0.0	35.3	35.3	58.8	29.4	11.8
West Park		20.7	13.8	20.7	20.7	34.5	31.0	13.8
Eastview		39.4	0.0	24.1	9.1	45.5	24.2	3.0
Grandview-M.Hill		13.3	6.7	13.3	6.7	30.0	10.0	3.3
South Hill		37.5	12.5	9.4	0.0	40.6	18.8	3.1
North Red Deer		16.1	19.4	12.9	12.9	29.0	29.0	3.2
Woodlea-Waskasoo		7.4	7.4	22.2	25.9	29.6	33.3	0.0
S.Cent.-Parkvale		38.2	2.9	5.9	11.8	38.2	20.6	0.0
North Central		43.3	3.3	13.3	13.3	50.0	10.0	6.7
Whole City		28.4	6.1	20.8	17.8	41.1	24.2	5.5

Source: questionnaire data, 1967

dents actually find a limited choice of homes in Red Deer, likely larger-than-usual proportions would find faults with their home or neighbourhood. Two answers from respondents in Sunnybrook are typical. One person who did not answer any of Question 14 stated: "It was the only three-bedroom house we could move into available for rent." A respondent who had formerly lived in the South Central-Parkvale area remarked:

Note we do not like Sunnybrook as well as our former district because we have to have a car every time we go anywhere. The city forced us to move in order to build a road. We like our present dwelling, but if we could find a suitable home closer to downtown we would sell





and move.

Table XXIII indicates the major reasons for people's moving.<sup>15</sup> Information for this table was obtained from Question 15 of the questionnaire, where space was left for people to add other reasons. Some of these appeared sufficiently often to be added to the table. The most common reason for moving was to change the type of dwelling unit, from duplex to single-family dwelling, from single-family dwelling to apartment and so on. Other dominant factors related to faults respondents found with their homes and the desire for more space, particularly as families expanded in size.

Especially surprising in this chart is the small proportion (only 6.7 per cent) of moves resulting from people's finding fault with the neighbourhood in which they had lived. Although no comparable literature on other cities has been discovered, it seems strange that this factor is so insignificant. This is probably due to the relative newness of Red Deer. Large slum areas have not developed; neither have large areas of very expensive homes. Most districts are not unreasonably far from the city center. The average cost of single-family dwellings in Oriole Park, Fairview and West Park is much the same - from \$15,000 to \$16,000. These areas are all new and planned according to the neighbourhood concept. To most people it

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<sup>15</sup> It should be noted that more than one cause for moving could be listed. The responses for all factors added together will not come to 100 per cent.



TABLE XXIII - REASONS FOR A CHANGE IN DWELLING UNIT

District																All Red Deer
Percentages for following reasons:																
Inconvenience to community services	6.7	11.8	7.4	--	3.1	6.7	6.1	--	--	4.3	4.3	10.0	--	--	4.6	
Change dwelling-type	20.0	11.8	18.5	6.5	34.4	6.7	21.2	27.6	17.6	34.8	34.8	20.0	15.4	15.4	20.7	
Increasing income	6.7	5.9	14.8	3.2	--	6.7	9.1	17.2	--	--	4.3	10.0	7.7	7.7	6.6	
Decreasing income	3.3	--	--	3.2	--	3.3	3.0	--	5.9	--	--	--	--	--	1.4	
Change in workplace	6.7	--	7.4	--	3.1	3.3	6.1	6.9	5.9	--	4.3	20.0	15.4	15.4	6.1	
Proposed demolition	--	2.9	11.1	3.2	3.1	3.3	6.1	--	--	--	4.3	--	3.8	3.8	2.9	
Faults in district	6.7	5.9	--	6.5	9.4	3.3	--	--	17.6	26.1	4.3	--	7.7	7.7	6.7	
Faults in dwelling	--	20.6	11.4	3.2	15.6	13.3	21.2	13.8	35.3	21.7	17.4	50.0	15.4	15.4	18.4	
Poor mun. services	3.3	--	--	6.5	6.3	--	--	--	5.9	4.3	4.3	--	--	--	2.4	
Larger home wanted	10.0	2.9	18.5	16.1	40.6	10.0	6.1	20.6	23.5	17.4	21.7	--	7.7	7.7	15.0	
Smaller home wanted	--	--	--	3.2	--	--	--	--	--	4.3	--	--	--	--	0.6	
Forced from rented d.u.	--	2.9	3.7	3.2	6.3	3.3	--	3.4	11.8	4.3	4.3	--	3.8	3.8	3.6	
Buy instead of rent	3.3	--	3.7	9.7	3.1	--	6.1	6.9	11.8	8.7	13.0	30.0	7.7	7.7	8.0	
Build own home	--	5.9	7.4	--	3.1	--	--	--	--	--	--	--	--	--	1.3	
Rent was increased	--	--	--	3.2	3.1	3.3	--	--	--	--	4.3	--	--	--	1.1	
Others	--	--	--	--	--	3.3	3.0	--	--	4.3	--	--	--	--	0.8	

Source: questionnaire data, 1967





probably would not matter in which of these districts they lived. Except for some expensive subdivisions overlooking the river valley, costs of homes in Grandview, Eastview and Mountview also are fairly similar - the average range is from about \$14,000 to \$19,000.<sup>16</sup> Again, it probably would not matter to most people which of these districts they lived in. Those who wanted less expensive homes would likely choose one in South Hill, North Red Deer or Parkvale. In parts of these three districts, single-family dwellings can be obtained for well under \$10,000.

A larger proportion of respondents has moved because of increasing rather than decreasing income. Since income tends to increase for most of a person's working life, this would seem natural. If a person owned his home when he retired, he would probably stay there (note in Table XX the above-average percentage of retired people in owner-occupied single-family dwellings).

Of respondents who had moved because of a change in the location of their work, most originated in places outside Red Deer. Only a very small percentage actually changed neighbourhoods within Red Deer for this reason. This is probably attributable to the relatively small size of the city.

About 3 per cent of the respondents have moved within Red Deer because their previous homes were due for demolition. These were located exclusively in the older parts

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<sup>16</sup> Pers. comm., Mr. W.J. Haldane and Mr. G.W. McKee.



of the city, in North Central, South Central-Parkvale, South Hill and North Red Deer. Because most houses in other districts are quite new, located far from other types of expanding and changing land uses, demolition has affected only a very small number.

Dislike of the municipal services provided has not caused a large proportion of Red Deer residents to move. However, 3.6 per cent of them, who were renting units, were forced to leave them for one reason or another. Rent increases caused a further 1.1 per cent to leave their former homes. A fairly high percentage moved because they wanted to buy homes rather than rent them. As families become financially established, a larger proportion of them owns homes, as illustrated in Table XX. Others move because they want to build their own homes according to a specific design.

Table XXIII shows that people change their dwelling units for a variety of reasons. In Red Deer, no single factor was dominant. The reasons most commonly cited involved a change in dwelling type, dissatisfaction with faults in the former home, a desire for more space and to buy rather than rent. These factors can be related especially to a changing family structure or economic status.

### Conclusions

Reactions to neighbourhood and dwelling unit vary because people, as individuals, see such features in





different lights. While one person might find a district attractive, others might find it quite ordinary or even unattractive. It must be realized that qualities within a residential area may vary from house to house, block to block, and subdivision to subdivision. However, by examining the responses of persons in an entire district to their own homes and neighbourhood, a dominant common attitude usually becomes apparent.

Respondents generally do appreciate the planned neighbourhood environmental qualities found especially in the newer areas. Returns from Sunnybrook, Mountview, Morrisroe, Oriole Park and Grandview generally showed marked approval of their neighbourhoods' many parks, quietness, light traffic and the absence of obnoxious non-residential land uses nearby. They thus showed views in opposition to the views on such features in most of the older districts in Red Deer. People tend to feel areas which are planned for the safety of children have a better character for their upbringing than the older districts, which often have less central schools, noisier streets and more traffic. In Red Deer, where such planned neighbourhoods are also the newer districts, the pattern in evidence is one of general appreciation of these newer areas.

People who find their districts spacious, attractive or exclusive are not confined to the newer neighbourhoods, although a tendency towards this exists. Because the newer neighbourhoods in general have a higher percentage of single-family dwellings, the residents feel they have a more



spacious atmosphere. However, as the Red Deer situation illustrates, there are some older districts which residents feel retain this quality. Examples are Woodlea-Waskasoo, with relatively higher-cost homes and few dwelling conversions, and North Red Deer, which developed as urban sprawl and therefore is not continuously built up. Newer neighbourhoods with planned open spaces and an internal street design, which seems to give districts coherence, are generally the ones people find most attractive. However, an above-average proportion of Woodlea-Waskasoo residents also felt their district had this quality.

Whether or not people regard their district as "exclusive" depends on their previous neighbourhood situation. Some respondents from nearly every district felt their residential area was exclusive, although in most cases the general populace did not. Some neighbourhoods definitely are more socially and economically exclusive than others, nevertheless, and in such areas a greater percentage of respondents suggest that they enjoy this feature.

The location of neighbourhoods within a city play an important role in the attitudes of residents to their convenience. Districts near the CBD and therefore close to many people's employment, shops and stores, and perhaps many of the city's recreational facilities and churches, have above-average proportions of their populations reporting enjoyment of easy accessibility. Where districts are farther from the downtown area, but planned according to the neighbourhood concept with central schools, strategically located corner





stores and open spaces, people seem to be satisfied with their convenience also. Areas far from central facilities, even with neighbourhood concept features incorporated, tend to be regarded as inconvenient (for example, Oriole Park).

In a small city like Red Deer, it seems the proximity of family or friends makes little impression on the residents. Where both social and economic sub-groups live in the same neighbourhood, however, as in Sunnybrook, people show above-average satisfaction with the situation.

Either people greatly appreciate the presence of municipal services, or else they take their existence completely for granted. When some of these services are not provided by the city, however, residents tend to show immediate dissatisfaction with the situation.

Those living in new houses tend to be more appreciative of their homes than people in older dwellings. Tastes in living accommodation change through time, and newly constructed dwellings are generally more in tune with the latest trends.

Appreciation of sufficient privacy and a large enough yard is not confined to the newer districts. Wherever concentrations of multi-family dwellings occur, populations in such neighbourhoods seem less content with the privacy and size of yard in their unit. Most older districts have above-average proportions of multi-family dwellings and there is generally greater dissatisfaction with these features in these areas. Since the cost of a home and taxes are generally related to income, attitudes to these show little variation among districts.



People change their dwelling units and neighbourhoods for numerous reasons. If the situation in Red Deer is at all typical, the most common reasons for moving involve changing the type of dwelling unit, finding faults in dwellings, and needing more space. In a city like Red Deer, where many of the neighbourhoods have similar features, few moves involved the dislike of a respondent's particular district. In a larger city, however, this factor might be more in evidence.

Since many respondents experienced difficulty in finding a home to rent or buy, they may have to occupy a dwelling unit which they do not especially want. Perhaps they would have lived elsewhere in the city if they had had the chance, thus changing to some extent the pattern of opinions of homes and neighbourhoods which become apparent from the questionnaire.





## CHAPTER IX

### CONCLUSION

The part of a city which houses its population can generally be considered residential, but it is not homogeneous in nature. Neither is it a mixed and entirely heterogeneous mass of housing types, housing conditions and population.

As Anderson points out,

The principal spatial effect of the complicated pattern of personal and group preferences and hostilities can be represented, therefore as a force pulling similar people together and driving dissimilar and hostile people apart. This force is eventually counteracted by other forces tending to bind individuals into larger, usually economic groupings. The result is a partial, but relatively stable, separation of the major subgroups that comprise the city. Each group tends to live within its own neighbourhood. <sup>1</sup>

This general situation is found to exist in Red Deer, where the residential districts can be classified in three broad economic and social groupings. The uppermost group, socially and economically, is the smallest; only Sunnybrook falls within this class. Its residents have the highest median income in the city, \$1,500 above that of any other district. The incomes are related to the types of occupations held by the residents, overwhelmingly in the professional and managerial categories. "Red Deer's best homes are in Sunnybrook, ranging from a selling price of \$16,000 to \$60,000, \$70,000 and \$85,000."<sup>2</sup>

Group II includes Morrisroe, Mountview, Eastview, West

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<sup>1</sup> T.R. Anderson, "Social and Economic Factors Affecting The Location of Residential Neighbourhoods", Reg. Sci. Assoc. Papers and Proceedings, Vol. 9, 1962, p. 168.

<sup>2</sup> Pers. comm., Mr. F Gilbertson.



Park, Grandview-Michener Hill, and Fairview. In these areas, average incomes of the work force range from \$5,000 to \$6,000. Occupations are more varied than in Sunnybrook, and fewer workers of professional and managerial status live here. However, these neighbourhoods have no concentrations of residents in the more poorly paid occupations either (such as in the sales, service, recreation and labourer classifications). The average price of a home in these districts ranges from about \$15,000 to \$17,000.

These two groups of districts are characterized by generally favourable attitudes towards both homes and neighbourhoods. All these districts have been partially or wholly laid out according to neighbourhood concepts, and consequently the respondents tend to appreciate their living environments.

Oriole Park is something of an anomaly. It too is designed according to neighbourhood principles and thus attitudes towards homes and neighbourhood are favourable and similar to those found in Group II; prices of homes also fall within the same general price bracket. Socially, however, Oriole Park residents are probably more akin to persons in Group III, which consists of North Red Deer, South Hill, and the North Central and South Central-Parkvale areas. One respondent from Oriole Park called it a "working man's district." And indeed, the average wage of workers from this district, like that of residents in Group III, is below the city average. Larger proportions of the workers in this group are employed in the more poorly paid occupations. Group III districts were built before the neighbourhood concept was introduced





in Red Deer. Homes in these areas are generally older and respondents seem less satisfied with their district environment. Average prices of single-family detached dwellings are below \$14,000. In these areas too, especially in the North Central and South Central-Parkvale districts, some processes of transition are evident.

Woodlea-Waskasoo is difficult to classify. It falls in Group III in terms of its physical age and is mainly laid out in a grid pattern. However, the area is on the whole well-kept and the houses are mostly in good repair. The average price of homes is about \$14,500 and thus falls between Groups II and III. The average wage in this district is definitely similar to that of Group II respondents and there is correspondingly a larger proportion of residents in the professional and managerial categories.

But in the main, the residential districts of the Red Deer of 1967 can be divided into three groups. Sunnybrook is the only district in the first group. The second contains the largest numbers of residential areas and population, and the third comprises the older districts, which as a consequence have homes at prices the less well-off can afford.

While people as individuals are undoubtedly unique, their attitudes within comparable social and economic environments are often similar. Thus it is possible to obtain a general idea of personal feelings towards homes, neighbourhood, and the journey-to-work situation within a certain district or group of similar residential districts. Often, the people in a particular residential community share com-



mon household characteristics, occupation types and income levels. Likewise, people living in certain dwelling types often share many common characteristics.

In Red Deer, many of the newer residential areas have been built in the last fifteen years. In the early 1950s the principles of the neighbourhood concept were introduced into residential district design. Attitudes in these areas often vary from those of people occupying older dwellings in older residential areas. Homes in planned neighbourhoods will be convenient to elementary schools, to open play spaces, to local shops. They have an internal street design which not only gives the community coherence, but keeps heavy, fast traffic to the arterial routes which surround the area, thus making for a quiet and safe internal area in which families can live.<sup>3</sup> Residents of such areas in Red Deer showed a distinct appreciation of these features, generally more so than respondents from the older areas where many such features are lacking. A tendency also exists for people living in newer neighbourhoods to find their environment more spacious, attractive and exclusive, although such attitudes are not confined to these newer areas. Because many of them contain above-average proportions of single-family dwellings, such areas may indeed have a rather spacious atmosphere. Because the neighbourhoods are coherently designed and contain generally newer homes, usually built according to the present tastes in housing design, it is perhaps understandable that

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<sup>3</sup> C.A. Perry, Housing in the Machine Age, New York, 1939, pp. 50-51.





they appear attractive to a larger percentage of their residents than do the older residential areas. It is probably for the same reasons that somewhat larger proportions of the populations of newer neighbourhoods find their areas "exclusive". Yet these attitudes are not entirely confined to newer neighbourhoods. In Red Deer, for example, Woodlea-Waskasoo is a district whose residents have an average income higher than that for Red Deer as a whole. Some of the homes are more expensive than the average in the city, and there have been few single-family to multi-family conversions of dwellings. An above-average proportion of persons from this district finds it spacious and attractive, even though its dwellings are generally older than is usual in Red Deer. Whether or not a person finds his district exclusive depends upon the situation in which that individual formerly lived. Although an unusually high percentage of persons in Sunnybrook, Red Deer's highest-income district, find their neighbourhood exclusive, some persons living in districts of below-average income also felt exclusiveness to be an asset in their neighbourhood.

The convenience of a residential area to different institutions depends on the location of that district in the city. Hence residents of districts close to the CBD generally enjoy the proximity of their homes to the downtown area and the shops, churches and recreation facilities found in the central area. Persons living in less central but newer districts are still generally satisfied with the convenience of their neighbourhoods because such facilities as



schools, open recreation spaces and shops are included within the local area. When districts are on the periphery of a city, however, even if they are new and contain central elementary schools and open spaces, the residents tend to find them inconvenient. Oriole Park in Red Deer is such a neighbourhood.

Regarding municipal services, people seem either to appreciate them or to take them completely for granted when they are supplied to the general community. When they are lacking in a district, however, there is discontent among those who live there.

People living in new homes seem to be more appreciative of them than persons living in older ones. They generally find their homes to be attractive, which seems only natural since they have been built according to present-day tastes. Such dwellings are found in greater abundance in the newer neighbourhoods of the city, and thus the occupants of these districts show a higher degree of satisfaction with housing quality. This naturally extends to such matters as dwelling unit privacy and living space as well. These factors can be related to the type of dwelling unit in which a person lives; in districts with higher proportions of multi-family dwellings a generally greater dissatisfaction prevails. It should be noted, too, that multi-family dwellings are not necessarily restricted to older districts. Some older areas still have high proportions of single-family homes, whereas some new districts (particularly those of lower mean income) have large row-housing and apartment





complexes.

Since people tend to live in homes priced according to their general income, occupants of more costly dwellings show the same degree of satisfaction with the cost and taxes of their homes as those living in low-cost areas.

Reasons for people changing their dwelling units likewise do not show patterns consistent with types of residential districts. The Red Deer situation does illustrate the varied factors which instigate changes of dwelling unit. The more common reasons centered on changing the type of dwelling unit, moving to a larger home and finding a disproportionate number of faults with the previous dwelling unit. In a city of the same size and residential condition as Red Deer, people would probably move for similar reasons. When a city becomes larger and older, however, perhaps a greater proportion of persons would change their residence as they changed their place of work, finding their neighbourhood inconvenient, and perhaps because they found too many faults with it.

On the other hand, it appears that the general pattern of household characteristics is common to cities of any size. Comparing the age structure of populations in Red Deer and Kansas City, it seems that certain types of residential districts contain populations with a specific age structure. A mainly older population with higher proportions of retired persons and fewer children occurs in the older residential areas situated near the CBD. On the other hand, households with children tend to live in the neighbourhoods



located in more peripheral areas of the city. In both cities the young adults of the 20-30 year age-group tend to live in apartments and converted dwellings in the generally older districts. This situation suggests another factor which became apparent in the Red Deer study. Larger households, usually parents with children, tend to live in larger dwelling units with yards - duplexes, row houses and single-family detached homes. A higher proportion of these housing varieties is normally found in the newer neighbourhoods. Probably for this reason, larger households tend to live in these usually peripheral residential districts. On the other hand, apartment blocks often replace older lower-density dwellings in older residential areas normally located near the center of a city. Here, also, single-family houses are more often converted to multi-family dwellings. People who do not want to be bothered with the upkeep of large homes and yards tend to live in these housing types. Hence, adults in the youngest and oldest age-groups, generally without families, tend to live in these areas. For this reason too, the average household size in older districts tends to be below average.

As persons move to a city, they tend to settle in newer rather than older districts. This can likely be related in part to the availability of new homes in new neighbourhoods through new construction. Since people are being forced to move anyway, they prefer to move to new homes which are likely to accommodate the latest tastes and techniques in housing design. On the other hand, once people are settled in one





dwelling unit, a certain inertia frequently prevents them from moving again. Thus people who have lived in a city for a long period often tend to live in the older districts. Once they moved there, they stayed in that location, rather than moving again as time went on.

In a city the size of Red Deer, people tend not to change their home location if they change their place of work. In a relatively small city there is no real displeasure created by the distance which must be travelled to work. Only one-quarter of Red Deer respondents actually stated that they would prefer to live closer to work. Only 30 per cent suggested that their place of work would influence the location of their home if they were to move. However, it did become apparent that a greater dissatisfaction existed among persons who had to travel more than 1.5 miles to work. Attitudes not only vary with the individual, but with the general location of the neighbourhood in relation to large centers of employment in the city, and with the type of occupation a person has. Nurses, for instance, tend to live fairly close to their work. In Red Deer, this tendency was also observed among those in the education field.

In some cases, people in certain occupations tend to live in certain districts. This was especially noticeable among respondents in the professional and managerial fields, who overwhelmingly live in Sunnybrook. On the other hand, there is a tendency for labourers to live in districts where there are few people in managerial and professional fields.

There is also a definite tendency for districts in which



average incomes are high to contain more expensive homes. Thus persons with generally higher income occupations - of professional and managerial status - make up a large proportion of the Sunnybrook labour force. The average income of this neighbourhood is the highest in the city; the neighbourhood itself is classed as the most exclusive district in Red Deer. On the average, it has the highest range of housing prices. By contrast, housing in South Hill, North Red Deer, and the North Central and South Central-Parkvale areas generally has a below-average price range. Correspondingly, the average incomes of the residents are the lowest in the city. These latter districts tend to have small proportions of their workers in managerial and professional fields, and much greater proportions in "labour" occupations.

Most people came to Red Deer because of employment opportunities, but often more than one factor actually influences the choice to move to a particular city. Some may come to a city for retirement and to be near friends; others will come both for employment purposes and because they find the place attractive. Most cities would attract people for a number of reasons. Larger forces tend to add to the growth of certain centers as well. In the Red Deer region, the general trend towards centralization of services and people has contributed to the growth of this "regional capital", at the expense of smaller communities in its vicinity. Rural-urban migration is also occurring, and the rural population in Red Deer's hinterland is declining. Red Deer itself has attracted a significant proportion of this rural-urban





migration; 24 per cent of the respondents have actually come from farms. Centralization, however, has not been the only factor responsible for this city's present rapid expansion rate. A significant proportion of the population has been transferred to this city by business firms. Part of the growth can be attributed to natural increase. And, finally, some goods are distributed to a much larger area than is delimited as Red Deer's tributary area for agricultural services.

Many factors have been involved in Red Deer's growth and development. People have been attracted to the city for numerous reasons. The growth of population has led to the physical expansion of Red Deer, its residential areas in particular. But the section of Red Deer which houses the population cannot be considered homogeneous in nature. It is composed of residential districts and neighbourhoods of various designs, containing varying housing types and housing conditions, and accommodating people with widely differing needs and attitudes. It has been found, however, that persons with similar outlooks towards their environment, and with common social and economic backgrounds, tend to congregate in certain residential districts, as suggested by the district-groupings mentioned earlier in this chapter. Within these groupings, the physical environments are fairly similar as well.



## Plate I



North Red Deer  
House and Yard in Poor Condition



North Red Deer  
Note the Well for Water





Plate III



North Red Deer  
A New House in Good Condition  
Note The Lack of Sidewalks, Paved Streets and Curbs

Plate IV



Fairview  
Obnoxious Land Uses Near a Residential Area  
- a Railroad and Industrial Area



Plate V



North Central  
A Converted Dwelling In Good Condition

Plate VI



North Central  
Changing Land Use  
- from a Single-Family Dwelling to a New Apartment





Plate VII



North Central  
Forces of Transition - Changing Land Use

Plate VIII



North Central  
Changing Land Use  
A Gas Station on an Otherwise Residential Street



Plate IX



South Hill  
Attractive New Row Housing

Plate X



South Hill  
A House in Poor Condition





Plate XI



South Hill  
A House in Fair Condition  
It is Unsafe to Use the Front Steps

Plate XII



Eastview  
A Row Housing Complex



Plate XIII



South Central-Parkvale  
A House in Poor Condition

Plate XIV



South Central-Parkvale  
Processes of Transition - Mixed Land Use  
and Overspill Parking





Plate XV



South Central-Parkvale  
A House and Yard in Fair Condition  
Note the Absence of Front Steps

Plate XVI



Sunnybrook  
A House in Good Condition Overlooking  
A Planned Open Space



Plate XVII



Sunnybrook  
A Street of Duplexes





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## APPENDIX

## SAMPLE COPY OF THE QUESTIONNAIRE



Please fill in the blank by giving the appropriate answer or a check mark as necessary. If you need more space, please use the back of the page.

1. Your address: \_\_\_\_\_  
Name of closest elementary school: \_\_\_\_\_

2. Please indicate the age group of each person living at your residence. USE ONE HORIZONTAL LINE FOR EACH PERSON.

\*Please PUT A STAR (\*) BESIDE THE PERSON ANSWERING THIS QUESTIONNAIRE.

		Age Group in Years											
Residents	SEX	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-49	50-64	65+	
Family													
Husband		...	...	...	...	...	...	...	...	...	...	...	...
Wife		...	...	...	...	...	...	...	...	...	...	...	...
Children		...	...	...	...	...	...	...	...	...	...	...	...
(Use one		...	...	...	...	...	...	...	...	...	...	...	...
horizontal		...	...	...	...	...	...	...	...	...	...	...	...
line per		...	...	...	...	...	...	...	...	...	...	...	...
child)		...	...	...	...	...	...	...	...	...	...	...	...
Other Related Family Members Living With You? Please name the relation (e.g. grandfather, cousin)													
.....		...	...	...	...	...	...	...	...	...	...	...	...
.....		...	...	...	...	...	...	...	...	...	...	...	...
.....		...	...	...	...	...	...	...	...	...	...	...	...
Lodgers, Boarders, Single People, etc. Specify the category under "Residents"		...	...	...	...	...	...	...	...	...	...	...	...
.....		...	...	...	...	...	...	...	...	...	...	...	...
.....		...	...	...	...	...	...	...	...	...	...	...	...
.....		...	...	...	...	...	...	...	...	...	...	...	...
.....		...	...	...	...	...	...	...	...	...	...	...	...

3. What type of dwelling unit do you live in? Check appropriate answer.

- Single-family detached dwelling...\_\_\_\_\_
- Triplex.....\_\_\_\_\_
- Semi-detached (duplex) dwelling...\_\_\_\_\_
- Quadruplex.....\_\_\_\_\_
- Row (terrace, patio) house.....\_\_\_\_\_
- Trailer Court.....\_\_\_\_\_
- Apartment Block.....\_\_\_\_\_
- Accommodation over store or other non-residential use.....\_\_\_\_\_
- Converted dwelling (an original single-family dwelling which now has at least two self-contained housing units (e.g. basement suite)...\_\_\_\_\_
- Other type (Specify variety).....\_\_\_\_\_

4. Do you own or rent your dwelling? Own\_\_\_\_\_ Rent\_\_\_\_\_

5. How many rooms (in total) does it have? (Count the bathroom as 1/2 a room.)\_\_\_\_\_ How many bedrooms does it have?\_\_\_\_\_

6. When was your dwelling built? (Indicate exact year if possible, otherwise give approximate date.) exact yr.\_\_\_\_\_ approx. yr. \_\_\_\_\_

7. Were you born in Red Deer? Yes\_\_\_\_\_ No\_\_\_\_\_

8. If not, where did you live before you moved to Red Deer?

farm (nearest) city or town province country





9. If not, when did you move here? Year \_\_\_\_\_

10. Why did you move to Red Deer? Check appropriate answer(s). . . .

As a dependent.....	_____	For retirement.....	_____
For employment reasons.....	_____	No particular reason...	_____
To be near relatives &/or friends.....	_____	Others (Specify below)	_____
Because of attractiveness of Red Deer	_____		_____
For services found in Red Deer.....	_____		_____

11. Where did you first live when you moved to Red Deer?

Street \_\_\_\_\_ Avenue \_\_\_\_\_ Type of dwelling \_\_\_\_\_

12. Have you moved since? Yes \_\_\_\_\_ No \_\_\_\_\_ How many times? \_\_\_\_\_

13. When did you move into your last three dwelling units in RED DEER?  
What type of dwelling unit was each? Which were the closest street  
and avenue intersections to which they were situated?

	<u>Year</u>	<u>Street</u>	<u>Avenue</u>	<u>Type of Dwelling</u>
Present dwelling.....	_____	_____	_____	_____
Previous dwelling.....	_____	_____	_____	_____
2nd from last dwelling.....	_____	_____	_____	_____

14. Below are listed several reasons for your liking or disliking the  
locality in which you are now living and the area you lived in  
previously IN RED DEER. Please check only those factors which  
you obviously liked or disliked about these localities once you  
had lived there a while.

Please check factors concerning where you live now in Column (1)  
and where you last lived in Red Deer in Column (2). If you have  
not moved since you came to Red Deer, check only Column (1).

REASONS FOR LIKING	1	2	REASONS FOR DISLIKING	1	2
THE NEIGHBOURHOOD			THE NEIGHBOURHOOD		
A ENITIES			LACK OF A ENITIES		
many well-kept parks.	...	...	too few parks.....	...	...
quiet.....	...	...	noisy.....	...	...
good character for			poor character for		
raising children.....	...	...	raising children.....	...	...
new district.....	...	...	old district.....	...	...
spacious atmosphere..	...	...	crowded atmosphere.....	...	...
liked people in area.	...	...	disliked people in area..	...	...
exclusive atmosphere:	...	...			
attractive district..	...	...	unattractive district...	...	...
no heavy traffic....	...	...	too much heavy traffic...	...	...
no obnoxious non-res:			obnoxious non-residential		
idential uses nearby.	...	...	uses nearby.....	...	...
Others	...	...	Others	...	...
	...	...		...	...

Available Municipal Services

electricity.....	...	...
running water.....	...	...
sewer.....	...	...
street lights.....	...	...

Unavailable Municipal Services

no electricity.....	...	...
no running water.....	...	...
no sewer.....	...	...
no street lights.....	...	...





REASONS FOR LIKING	1	2
<u>AVAILABLE MUNICIPAL SERVICES</u>		
paved roads.....	...	...
paved sidewalks.....	...	...
telephone.....	...	...
good bus service.....	...	...
Others.....	...	...

CONVENIENT TO	1	2
<u>work</u> .....		
school.....	...	...
shops (grocery, drugs) .....	...	...
parks, playgrounds & recreation areas.....	...	...
church.....	...	...
family &/or friends.....	...	...
downtown.....	...	...
Others.....	...	...

YOUR OWN HOME	1	2
Sufficient privacy.....	...	...
large enough home.....	...	...
spacious yard.....	...	...
in good repair.....	...	...
relatively low cost.....	...	...
relatively low taxes.....	...	...
good view.....	...	...
level land.....	...	...
convenient layout.....	...	...
attractive home.....	...	...
Others.....	...	...

REASONS FOR DISLIKING	1	2
<u>UNAVAILABLE MUNICIPAL SERVICES</u>		
no paved streets.....	...	...
no paved sidewalks.....	...	...
no telephone.....	...	...
poor bus service.....	...	...
Others.....	...	...

TOO FAR FROM	1	2
<u>work</u> .....		
school.....	...	...
shops (grocery, drugs) .....	...	...
parks, playgrounds and recreation areas.....	...	...
church.....	...	...
family &/or friends.....	...	...
downtown.....	...	...
Others.....	...	...

YOUR OWN HOME	1	2
not enough privacy.....	...	...
too small for your needs .....	...	...
yard too small or none .....	...	...
in poor state of repair.....	...	...
rent or cost too high.....	...	...
taxes too expensive.....	...	...
good view.....	...	...
land too hilly or rough.....	...	...
poor layout of rooms.....	...	...
unattractive home.....	...	...
Others.....	...	...

15. Following there are listed several possible reasons for your wanting to move from your last 3 homes in Red Deer. If you are not planning to move from your present home, leave column (1) blank; Column (2) would refer to why you moved from your last dwelling unit in Red Deer and Column (3) refers to why you moved from your home the time before that. If you have not moved since you came to Red Deer and are not intending to move, leave the question blank.

Reasons for moving	1	2	3
Desire to change dwelling type (e.g. duplex to apt.)..	...	...	...
Increasing Income.....	...	...	...
Decreasing income.....	...	...	...
Changing location of your work.....	...	...	...
Proposed demolition of the home you were (are) in.....	...	...	...
Found too many faults with your neighbourhood.....	...	...	...
Found too many faults with your home.....	...	...	...
Poor Municipal Services.....	...	...	...
Wanted bigger home.....	...	...	...
Wanted smaller home.....	...	...	...
Others.....	...	...	...





16. What reasons were especially important when you chose your present home? (Note: #14 concerns your likes and dislikes at your home once you had lived there a while.) Are these reasons more or less or as significant as you expected before you moved?

Factors	more	less	same
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

17. In regard to your present home, did you find any problem in finding enough choice of ones to rent or buy? Rent \_\_\_\_\_ Buy \_\_\_\_\_  
Did you find an insufficient choice of the dwelling type you wanted? Yes \_\_\_\_\_ No \_\_\_\_\_ What type of dwelling was it? \_\_\_\_\_

18. Are you planning to move in the near future? Yes \_\_\_\_\_ No \_\_\_\_\_  
Within Red Deer? \_\_\_\_\_ Outside Red Deer? \_\_\_\_\_ If within Red Deer, do you have any districts in mind? Specify \_\_\_\_\_  
Will you prefer to rent or buy? Rent? \_\_\_\_\_ Buy? \_\_\_\_\_  
What type of dwelling will you be looking for? \_\_\_\_\_

19. You may leave this question blank if you wish. What kind of occupation do you have?

Resident	Occupation	Income in \$1000.00				
		under 3.	3-6.	6-9.	9-12.	12+
Husband	_____	_____	_____	_____	_____	_____
Wife...	_____	_____	_____	_____	_____	_____
Others	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

20. What is the approximate distance from home to work for each employed person in your home? What is their means of transportation to work (walk, bus, car, car pool)? How long does it take to go to work (in minutes) for each one.

Resident	Time	Miles from Work											Means of Transportation
		$\frac{1}{4}$	$\frac{1}{2}$	1	1 $\frac{1}{2}$	2	2 $\frac{1}{2}$	3	3 $\frac{1}{2}$	4	5	5+	
Husband	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Wife....	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Others	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____

21. Are you satisfied with your present home-to-work travelling situation? Yes \_\_\_\_\_ no \_\_\_\_\_  
Would you rather travel to work by a different means of transportation? Yes \_\_\_\_\_ No \_\_\_\_\_ What means? \_\_\_\_\_

22. Would you rather live closer to \_\_\_\_\_ or farther from \_\_\_\_\_ work?

23. If you move again in Red Deer, will you try to find a home closer to work? Yes \_\_\_\_\_ No \_\_\_\_\_

24. Do you find there is a significant traffic problem when you go to work? Yes \_\_\_\_\_ No \_\_\_\_\_

THANK YOU VERY MUCH











**B29897**